



3 Pyrford Gardens

BELMORE LANE, LYMINGTON, HAMPSHIRE SO41 3NR



Welcome

This one bedroom ground floor retirement apartment has a spacious sitting room and a conservatory which overlooks and gives access to the attractive communal gardens. Exclusively for the over 55's, Pyrford Gardens is a well established and highly regarded complex, benefiting from the services of an on-site House Manager and being within easy reach of Lymington High Street.

Take a look around

The communal entrance hall gives access to the private front door which opens into the hall where there is coat hanging space. To the right of the hall, a door leads into the spacious and bright sitting room which enjoys a window to the side and a door to the conservatory which in turn overlooks and has access to the well-kept communal gardens. At the other end of the sitting room, a door opens into the kitchen which is fitted with a range of floor and wall mounted units incorporating a stainless steel sink, Neff four ring electric hob with extractor over, Neff single oven, fridge and space/plumbing for a washing machine. The double bedroom benefits from a range of built-in wardrobes and overlooks the attractive communal gardens. The modern bathroom comprises a large walk-in shower, wash basin and WC.

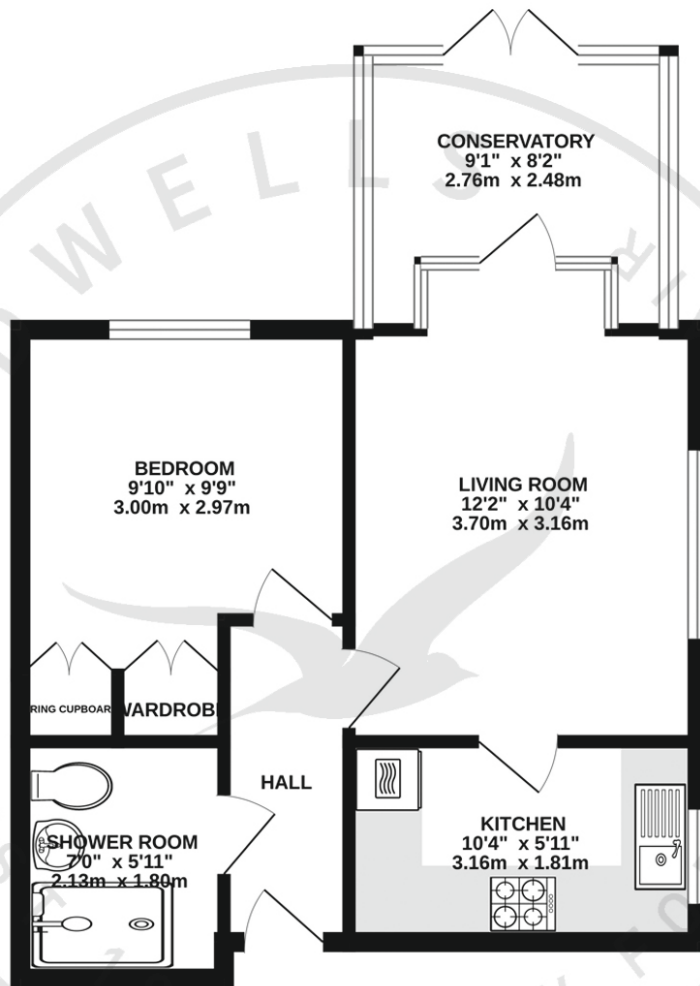
Communal facilities include attractive gardens, parking, a lounge and a separate laundry room, as well as a guest suite and an on-site House Manager. Pyrford Gardens is a peaceful village-like complex and is within easy reach of Lymington High Street and Woodside Gardens.



Asking Price
£160,000



Floor Plan



TOTAL FLOOR AREA: 445 sq.ft. (41.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

The finer details...

The Property

Ground floor retirement apartment
Exclusively for the over 55's
Spacious sitting room - Conservatory - Kitchen
One bedroom - Modern shower room
Vacant possession & no forward chain

Location

Situated in a peaceful area, south of Lymington High Street
Within easy reach of M&S, the High Street and Woodside Gardens

Services

Mains water, electricity and drainage are connected to the property.
The central heating is electric.

Directions

From our office in the High Street proceed into St Thomas Street and immediately before the one way system turn left into Belmore Lane. Continue along Belmore Lane where the entrance to Pyrford Gardens will be seen on the left hand side just after the turning to Daniells Walk. Continue into Pyrford Gardens where the property will be found.



pushed.assembles.recover

Tenure

Leasehold - 99 years from 29th September 1989

Charges

Maintenance - Jan-Dec 2024 - £260 per month (£3,120 per annum) including the House Manager, buildings insurance, maintenance of the communal gardens, emergency alarms, window cleaning, communal area heating and lighting.

Ground Rent - £37.50 payable every 6 months

Water Rates - Each property has its own water meter

Tax Band

C (£1,962.52 approx. - 2024/2025)

EPC Rating

C



Asking Price £160,000

caldwellsnewforest.com

01590 675875 sales@caldwellsnewforest.com

Caldwells, 69 High Street, Lymington, Hampshire SO41 9AL

Scan the QR code to make an enquiry or to book a viewing...

