



**PETTENGELLS**  
ESTATE AGENTS

Flat 25 Knights Lodge, North Close, Lymington, Hampshire, SO41 9PB  
**Asking Price £359,950**

## Flat 25 Knights Lodge, North Close, Lymington, Hampshire, SO41 9PB

- Last few one bedroom flats remaining for age 60+
- Prestigious development, prices from £369,950 (flat 26)
- Living Room
- Kitchen
- Lovely Gardens
- Shower Room
- Owners Coffee Bar & Lounge
- Independent Living
- 24 Hour Careline
- Purchase incentives maybe available







LUXURY INDEPENDENT LIVING APARTMENT. PLEASE NOTE INTERNAL PHOTOS SHOW A SIMILAR FLAT.  
Situating close to the heart of Lymington town, we are pleased to offer these superb high spec' apartments for the over 60's. Prices and availability subject to change. Guest suite for visitors. Main picture does not show actual flat. Others available. Prices vary.

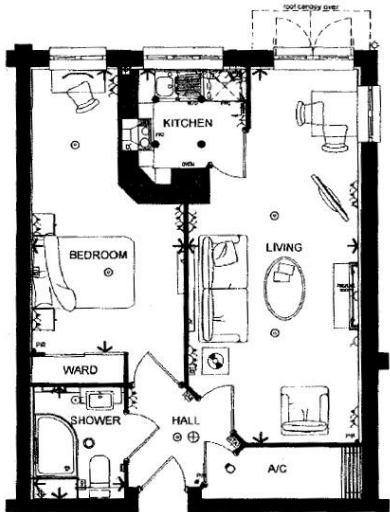
Accommodation: The entrance hall has a very spacious walk in cupboard and also the main careline communication point. The lovely living/dining room has a feature fireplace plus a study alcove. There is a well appointed kitchen which overlooks the front. The bedroom has a fitted wardrobe and there is a shower room adjoining

Outside: - There are lovely communal gardens and a there is a car park.

General: - There is a superb large owners lounge with coffee bar. There are regular social events organised including cheese and wine tasting, tea dances, coffee mornings and garden parties (covid allowing). A lodge manager is on site week days. A lift services all floors. There is a guest suite for visiting friends and relatives shown in picture 7 (small charge). The maintenance charge (tbc) includes heating and hot water. There is camera entry system for the building and a 24 hour Careline facility, giving peace of mind. Buggy/bike storage area.

The most recent service charge for these flats which include building insurance, water and heating is £4284 per annum and ground rent is £575 per year with the latter being reviewed every 7 years. 999 year lease originally.

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VERY IMPORTANT, PLEASE READ: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.

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