



**PETTENGELLS**  
ESTATE AGENTS

6 Roundhouse Court, Lymington, Hampshire, SO41 9LY  
Asking Price £299,950

## 6 Roundhouse Court, Lymington, Hampshire, SO41 9LY

- Two storey Duplex Apartment
- Two Bedrooms
- Electric gates and covered parking
- Attractive Courtyard Development
- Convenient location In heart of Lymington
- Ideal main residence/ Holiday Home/ Buy to let
- Living/Dining room
- New Kitchen
- Modern Bathroom
- Electric heating & Double Glazing





NEWLY REFURBISHED MAISONETTE, CONVENIENTLY SITUATED IN THE HEART OF LYMINGTON, AND OFFERED CHAIN FREE.

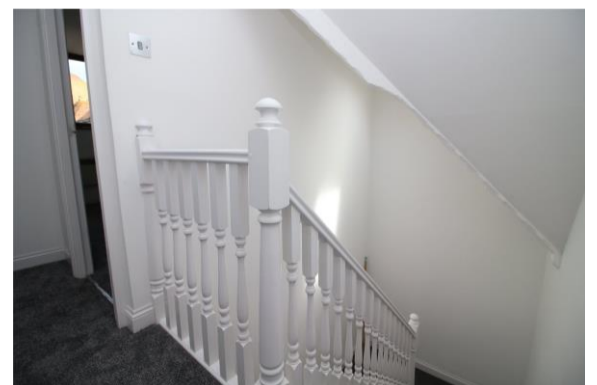
Accommodation: On the first and second floor. There is a communal entrance to the building with a staircase leading up to this flat's front door which opens to the entrance hall. This leads into the living/dining room and in turn the impressive brand new kitchen. A staircase from the hallway leads to the upper floor where a landing opens to the two bedrooms, there is an impressive bathroom with shower over bath.

Outside: This flat does have the benefit of a covered parking space.

EPC: D, Council tax band: C, Tenure: Leasehold, the property is being sold with approx 86 years remaining on the original lease (ends march 2110). Our understanding is pets are allowed and the flat can be let although we have not yet had firm confirmation of these. Ground rent: £75, Most recent annual maintenance: £1976

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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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