



**PETTENGELLS**  
ESTATE AGENTS

New Flats, Clinton Lodge, Queen Elizabeth Avenue, Lymington, Hampshire, SO41 9HN  
Asking Price **£513,950**

## New Flats, Clinton Lodge, Queen Elizabeth Avenue, Lymington, Hampshire, SO41 9HN

- Please call us for appointment to view show homes
- Choice of 1 & 2 bedroom apartments
- Part exchange available
- For age 60+, Two bedroom flats from £513,950
- Living Room, kitchen, shower room, 2 bedrooms, ensuite
- Owners Coffee Bar & Lounge with adjoining sunny garden
- Independent Living, house manager
- 24 Hour Careline facility for peace of mind
- Purchase incentives may be available
- New build warranty, pet ok ie dog or house cat







LUXURY 'INDEPENDENT LIVING' APARTMENTS FOR AGE 60+  
Situated close to the heart of Lymington town, we are pleased to offer these superb high spec' apartments for the over 60's (partners can be 55+). Prices and availability subject to change. Guest suite for visitors. Prices vary from £357,950. Two bedroom flats from £513,950.

Accommodation: Entrance hall, living/dining room, kitchen, two bedrooms, ensuite, main bathroom.

Outside: - There are lovely communal gardens and a there is a car park with 13 spaces.

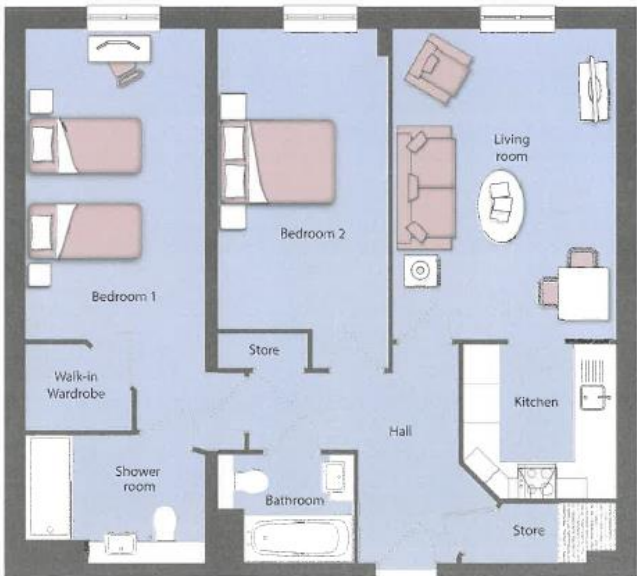
General: - There is a superb large owners lounge with coffee bar. There are regular social events organised including cheese and wine tasting, tea dances, coffee mornings and garden parties. A lodge manager is on site most week days. A lift services all floors. There is a guest suite for visiting friends and relatives (small charge). There is camera entry system for the building and a 24 hour Careline facility, giving peace of mind. Buggy/bike storage area. Pet ok ie dog or house cat.

Anticipated service charge for the two bedroom flats is just under £5000 per annum, no ground rent. 999 year new lease.

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

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Kitchen	8'0" x 8'3"	2450mm x 2515mm
Living room	11'10" x 16'4"	3600mm x 4985mm
Bathroom	5'7" x 7'0"	1705mm x 2140mm
En Suite	6'9" x 9'5"	2065mm x 2880mm
Bedroom one	9'5" x 16'4"	2880mm x 4985mm
Bedroom two	9'1" x 15'10"	2765mm x 4815mm



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. 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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