



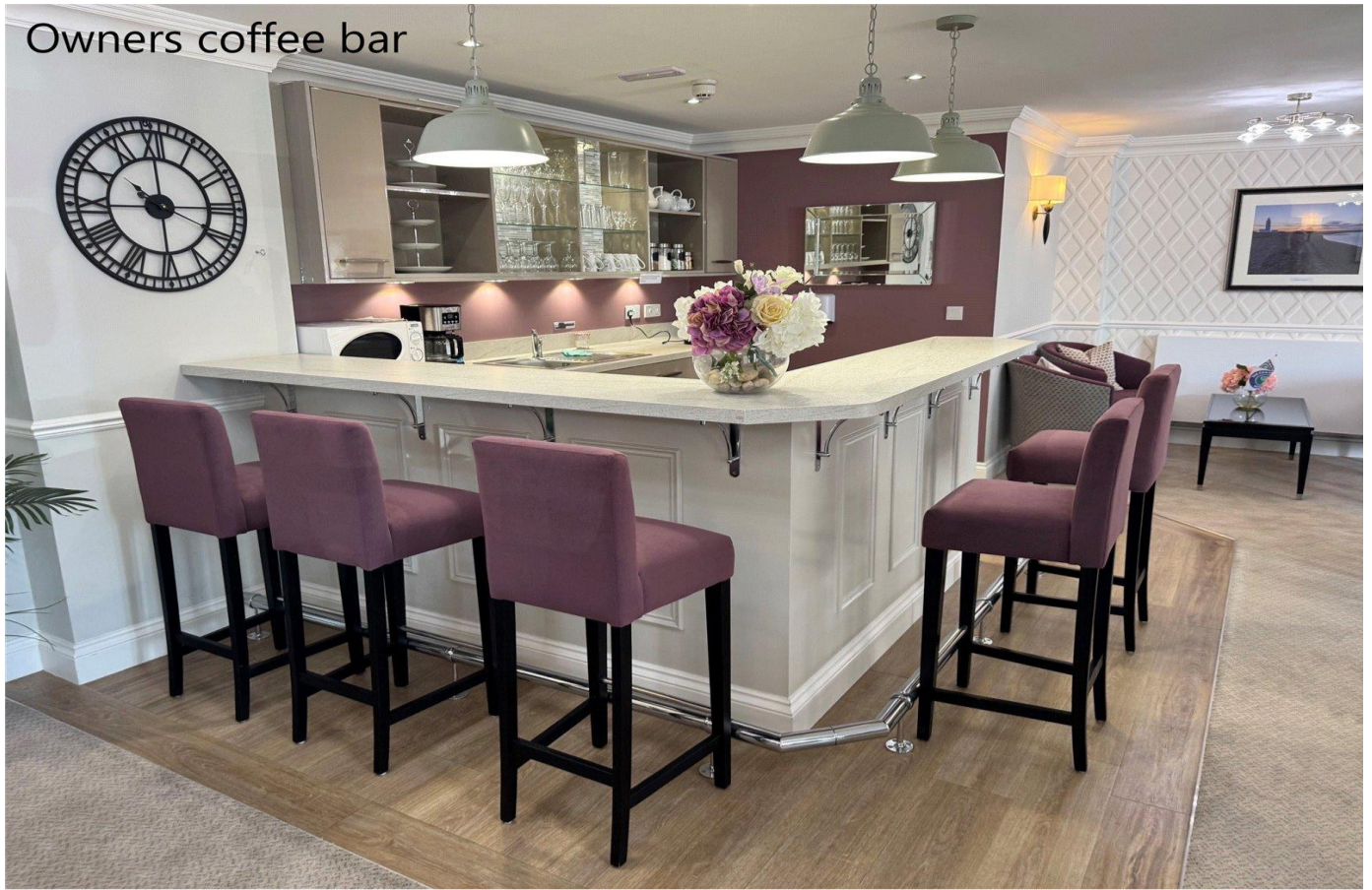
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30 Knights Lodge, North Close, Lymington, Hampshire, SO41 9PB
Asking Price £299,950

30 Knights Lodge, North Close, Lymington,
Hampshire, SO41 9PB

- One bedroom upper floor flat
- For age 60+
- Close to town centre
- Lovely gardens
- Well appointed kitchen
- Large living/dining room
- Bedroom with fitted wardrobe
- 24 hour Careline system
- Great communal facilities
- Maintenance charge includes heating





A MOST IMPRESSIVE ONE BEDROOM, 'CHURCHILL' RETIREMENT APARTMENT FOR THE OVER 60s, CONVENIENTLY SITUATED CLOSE TO LYMINGTON TOWN CENTRE.

Accommodation: There is an entrance with security entry system, stairs/lift lead up where this flat's front door opens to a hallway. We have a useful large storage cupboard, then spacious living/dining room with lovely bay window. The kitchen is well appointed with integrated appliances comprising oven, hob, hood, fridge, dishwasher, washer machine/tumble drier and freezer. The well proportioned bedroom has a fitted wardrobe. Shower room.

Outside: This development has lovely communal gardens, as shown in some of the photos. There is a general parking area, but spaces are not allocated.

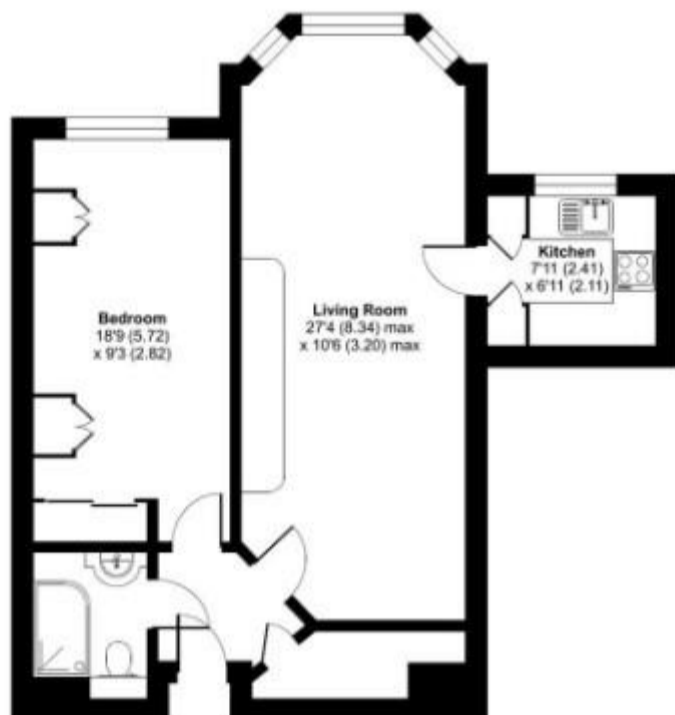
EPC: B, Council tax band: C, Tenure: This is a leasehold flat with 991 years remaining, most recent annual ground rate is £822 and maintenance £3,427.

Communal areas: Gardens and owners lounge. There is also a guest suite for visitors (modest charge applies). regular social events. 24 Hour Careline system. Lodge manager. Small well behaved dog ok.

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Approximate Area = 624 sq ft / 58 sq m
For identification only - Not to scale



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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