

Gosport Lane, Lyndhurst, Hampshire

Asking Price: £180,000

Austin&Wyatt










SHOULD, AND LET GO OF WHAT YOU CAN'T
CHANGE. KISS SLOWLY, FORGIVE QUICKLY,
PLAY HARD, TAKE CHANCES, GIVE EVERYTHING,
AND HAVE NO REGRETS. LIFE IS TOO SHORT

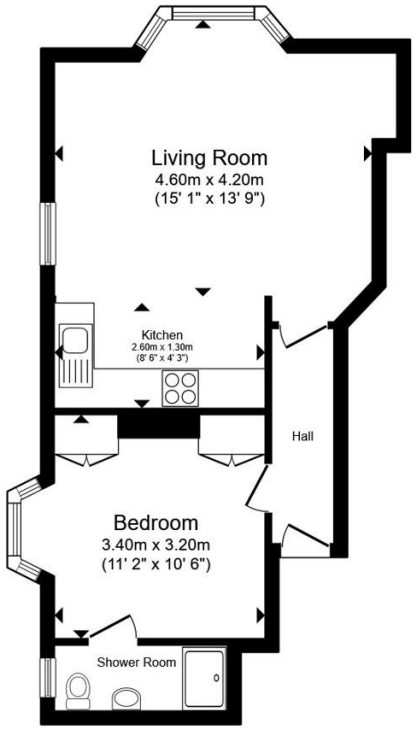


A delightful 1 bedroom first floor character apartment conveniently located for the Village amenities and open forest, with the benefit of an allocated parking space, no onward chain and share of freehold.
The accommodation totals 378 sq ft with gas fired heating and sealed unit double glazed windows. The apartment has been used as a successful holiday let and is accessed via a communal front door with security entrance phone and stairs to the first floor personal front door, leading into a split level hall with door to the open plan double aspect kitchen/sitting room fitted with a range of modern floor and wall units, breakfast bar,4 burner gas hob, cooker hood, oven, washing machine and fridge. There is a wall mounted combi gas fired boiler and attractive bay window in the sitting room. Located off the hall is a double bedroom with bay window, 2 built in wardrobes and a well-appointed, tiled en-suite shower room with double size shower, Victorian style high flush wc, wrought iron vanity unit with wash hand basin. Outside has an allocated parking space, use of the front garden and dustbin store. Maintenance charge £100 per month. All 4 residents own the Limited Company with no management charges.

Lyndhurst is a thriving village located within the New Forest National Park with an active community centre, library, doctor and dentist surgeries, first school and







Total floor area 43.1 m² (464 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **B**

Tenure: **Share of Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 023 8028 3052
E: lyndhurst@austinwyattcountrywide.co.uk
Volunteer House, 37 High Street, Lyndhurst, Hampshire, SO43 7BE

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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