

Gosport Lane, Lyndhurst, Hampshire

Offers Over: £95,000

Austin & Wyatt










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A first floor 1 bedroom retirement apartment with balcony forming part of a purpose built development close to the village amenities and open forest. The apartment can be accessed by a lift or stairs and features security entry phone , emergency pull cords in principle rooms and sealed unit double glazed windows. Entrance hall with double cupboard housing the hot tank with dual immersion heater, cold water storage tank and fitted shelving. The Lounge /dining room overlooks the rear garden with new electric heater and sliding patio door to a balcony with timber balustrade. An open arch leads into the internal kitchen with extractor fan, wall to wall work tops with ceramic hob, new electric fan assisted oven and grill. Single drainer sink, recesses for fridge and freezer. Range of base and matching wall cupboards. Bedroom with rear aspect overlooking the garden, built in double wardrobe with mirror fronted sliding doors. Fully tiled shower room with walking shower, pedestal wash basin, low flush wc, heated towel rail and electric wall heater.
All residents have use of the communal lounge with kitchen facility, laundry room, guest suite bookable via the house manager and well cared for communal gardens with sitting areas lawn and shrubs.







Total floor area 39.7 m² (428 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.







Council Tax Band: **C**

Tenure: **Leasehold**

Service Charge: **£4,884**

Years Left on Lease: **101**

Ground Rent: **£150**

Viewing by appointment

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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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