



**5, THE CLOISTERS**  
LYMINGTON, HAMPSHIRE SO41 9QX  
**£439,000**



# Welcome

A communal hallway leads to the front door of No 5 which gives access to this three bed roomed apartment ground floor apartment.

## The Apartment

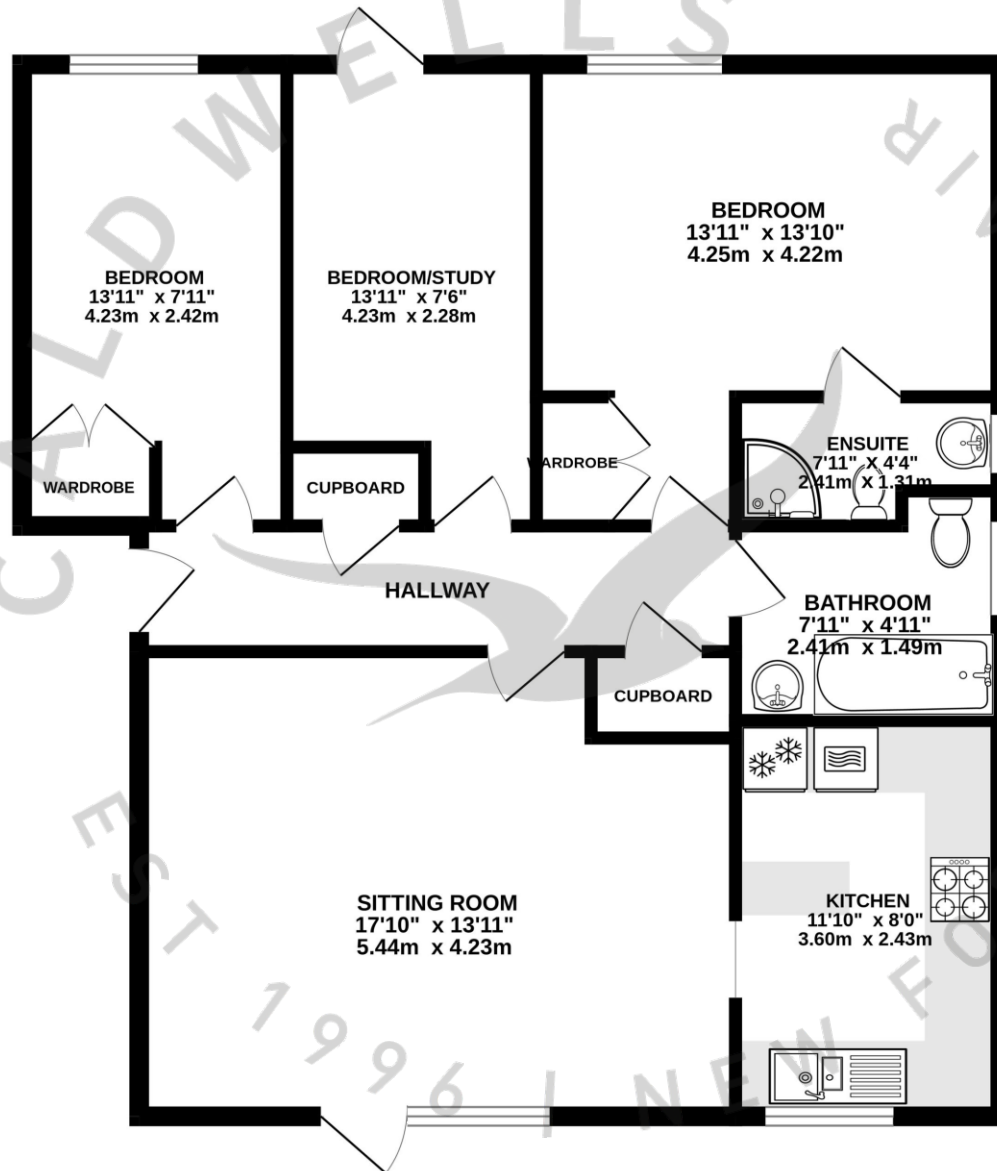
The front door opens into the spacious hallway with two storage cupboards and on the right hand side a door opens into the sitting room /dining room, this lovely room faces south with French door opening onto a small patio overlooking the communal gardens. Feature fireplace surround fitted with an electric flame effect fire. Door to the kitchen/breakfast room fitted with a modern range of floor and wall mounted cupboards incorporating bosch inset four ring gas hob with air filter canopy above ,stainless steel one and half bowl sink unit with mixer taps and space and plumbing for washing machine dishwasher and tumble dryer and fridge freezer. Integrated bosch electric oven wall mounted valiant gas boiler providing domestic hot water and central heating. There are three bedrooms with the main bedroom with built in wardrobes enjoying an en-suite shower room with corner shower cubicle with vanity unit and WC. Bedroom two also has two door built-in wardrobe bedroom number and bedroom three currently used as a study with French door opening out onto the communal gardens to the rear. There is also a family bathroom with suite comprising panelled bath with chrome mixer taps, vanity unit with mono block tap and WC.



Asking Price  
**£439,000**

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GROUND FLOOR  
864 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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*The finer details...*

## The Property


A spacious three-bedroom ground-floor apartment featuring a bright south-facing living/dining room with patio access, a modern fitted kitchen, principal bedroom with en-suite, built-in wardrobes, and access to attractive communal gardens.

## Services

All mains services are connected to the property.

## Directions

From our office, proceed up the High Street, turn right into Belmore Lane, just past the Marks and Spencers car park on your left you will find The Cloisters entrance on the right hand side.

 [streaking.summer.obstruct](http://streaking.summer.obstruct)

## Tenure

Leasehold (1000 years from 1997, 951 years remaining). Residents own 1/16 of the company that owns the freehold

## Maintenance

£ 2614 per annum, paid quarterly, includes gardening , outside maintenance , building insurance , cleaning of communal areas

## EPC Ratings

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Asking Price £439,000

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