



6 The Art House, Pennington, SO41 8DU

£189,950

Mitchells
1963 — TODAY



*6 The Art House
46 Milford Road
Pennington
Lymington
Hampshire
SO41 8DU*

An immaculately presented and stylish one bedroom first floor apartment forming part of a sought after modern plot constructed in 2010 and situated within easy reach of the local amenities. Other features of the property include a security entry system, a superb modern kitchen/living room, a high quality shower room and excellent decorative order throughout. The property would make an ideal first time buy or buy to let purchase.

- Entrance Hall
- Kitchen/Living Area
- Bedroom
- Shower Room
- Allocated Parking
- Communal Grounds
- Maintenance: £1,300 Per Half Year
- Lease Length: 125 Years From 25/03/2010



The Property

Communal entrance hall with security entry system.

Entrance hall with attractive timber flooring, security entry system, recess ceiling spotlights and meter cupboard.

Impressive kitchen/living area with attractive timber flooring, a double aspect, a good range of modern grey wall and base units with a contrasting timber worktop and upstand, an inset sink unit with mixer tap over, integrated electric oven, touch control induction hob and extractor, space for tall fridge freezer and washing machine, wall mounted gas fired boiler concealed in cupboard, recess ceiling spotlight and twin UPVC double glazed casement doors to the Juliet balcony.

Good sized double bedroom with recess ceiling spotlights and an outlook to the rear.

Luxury shower room fitted with a modern white suite comprising a fully tiled corner shower cubicle with a thermostatic control shower, wash basin with mixer tap over and storage beneath, WC, chrome ladder style heated towel rail, tiled flooring, recess ceiling spotlights, extractor fan and a UPVC double glazed window.





Gardens & Grounds

The property sits its own well maintained communal gardens and grounds, the upkeep of which is paid for out of the annual maintenance.

There is an allocated parking space to the front of the building.

Services

- Mains gas, electric, drainage and water
- Council Tax Band B
- Energy Performance Rating To be confirmed

First Floor

Approx. 33.7 sq. metres (363.2 sq. feet)



Total area: approx. 33.7 sq. metres (363.2 sq. feet)

'Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.'

Plan produced using PlanUp.



Situation

The property is situated in the village of Pennington which is on the outskirts of the very popular Georgian town of Lymington. Lymington is well known for its Saturday market and attractive harbour and has the open forest of The New Forest National Park within easy reach.

Directions

From Mitchells turn right at the traffic lights and proceed along Station Road. At the roundabout turn left onto Lymington Road. Continue across at the next roundabout and continue for approximately five miles. Upon reaching the village of Pennington, The Art House will be seen on the left hand side.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

Mitchells
1963 — TODAY

