



*11 Roundhouse Mews, St. Thomas Park, Lymington, SO41 9NL*

*£235,000*

**Mitchells**  
1963 — TODAY







*11 Roundhouse Mews  
St. Thomas Park  
Lymington  
Hampshire  
SO41 9NL*

A characterful town centre maisonette situated a few steps from Lymington high street and within walking distance of Lymington quay and marinas. This property benefits from a long lease and the possibility of doing holiday lets or Airbnb. Features of this stunning property include a private front door, a generous lounge/dining room, a fitted kitchen, a large master bedroom and an en-suite shower room.

- Entrance Hall
- First Floor Landing
- Kitchen/Breakfast Room
- Lounge/Dining Room
- Master Bedroom
- En-Suite Shower Room
- Allocated Parking
- 101 Years Remaining On Lease
- Ground Rent: £125
- Maintenance: TBC
- Modern Smart Heating
- Loxone Smart Home System



## The Property

Front door leads through to the entrance hall with stairs to the first floor landing and Loxone smart home system

First floor landing with carpeted flooring, a useful storage cupboard, under stairs storage, an electric radiator and recessed ceiling spotlights.

The kitchen has been recently updated and comprises modern wall and base units with quartz worktops, integrated appliances include an induction hob with an extractor fan over, an undercounter oven, a washing machine, a microwave and an undercounter fridge, sink with a mixer tap over and drainer, tiled flooring and space for a breakfast table and chairs.

The lounge/dining room is a particular feature of the property with two attractive sash windows, ample space for two two-seater sofas and a dining table and chairs, a TV arial point, an electric radiator and carpeted flooring.

On the first floor there is a particularly spacious master bedroom with lots of space for storage, an attractive sash window and access through to the en-suite shower room.

The en-suite has been beautifully finished with a double airing cupboard housing the hot water tank and plenty of storage, fully tiled walls and floors and a suite comprising a large walk in shower with thermostatic shower attachments, glass shower screen, a wall hung wash hand basin with a mixer tap over, a WC with hidden cistern, a Velux window and a chrome heated towel rail.

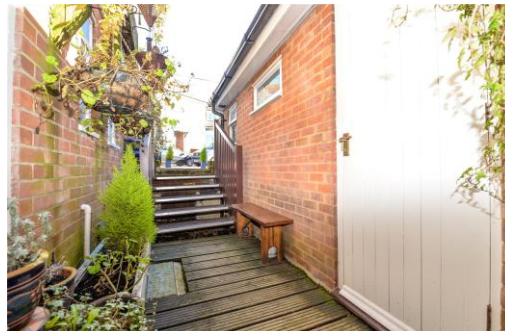






## *Gardens & Grounds*

Outside the front door is a small area of decking with hanging baskets, a bench and leads to the allocated parking space.

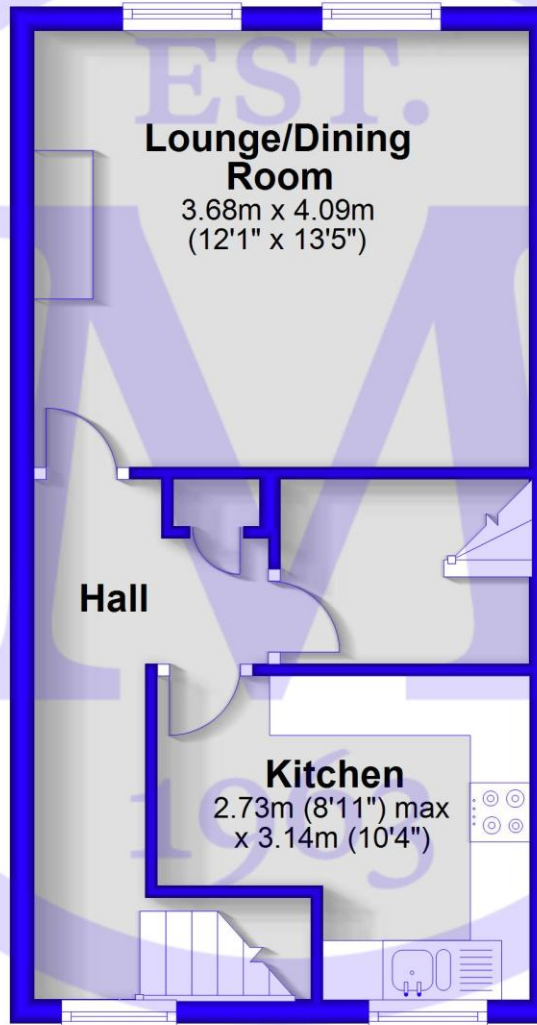


## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band B
- Energy Performance Rating E

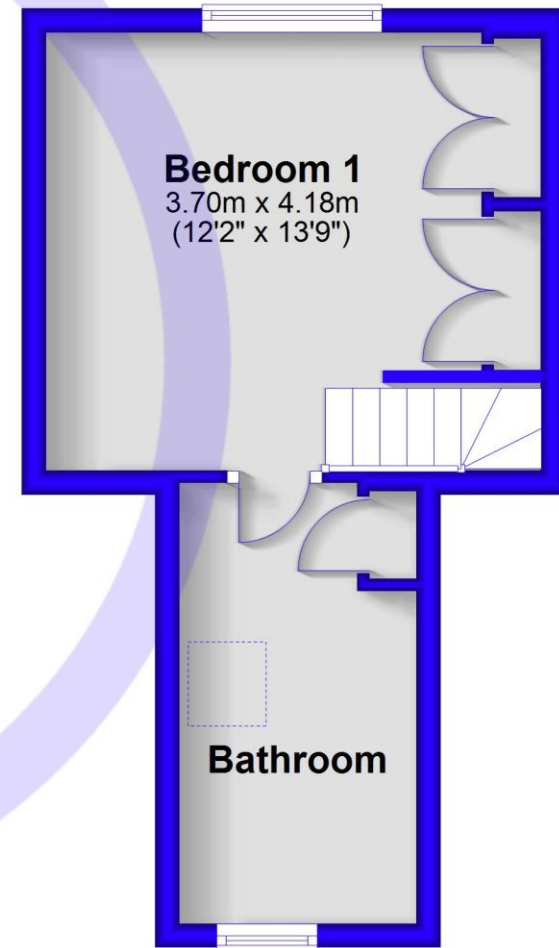
## First Floor

Approx. 33.8 sq. metres (364.0 sq. feet)



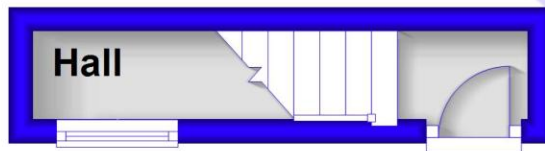
## Second Floor

Approx. 23.1 sq. metres (248.3 sq. feet)



## Ground Floor

Approx. 3.1 sq. metres (33.7 sq. feet)



Total area: approx. 60.0 sq. metres (646.0 sq. feet)



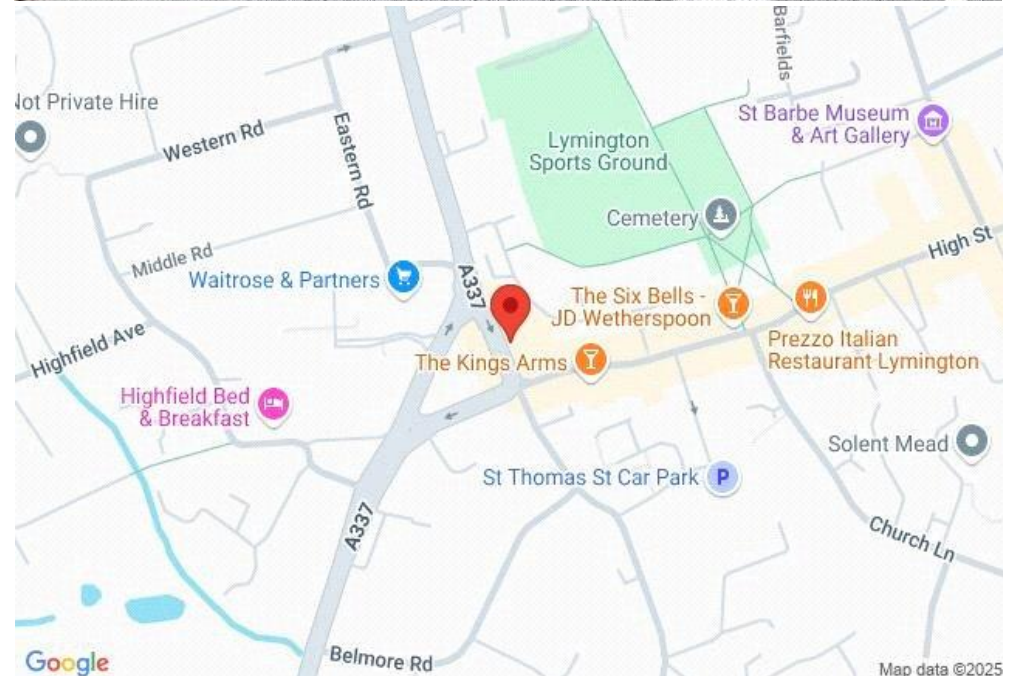


## *Situation*

The property is situated in the very popular Georgian town of Lymington which has its Saturday market and attractive harbour. The New Forest National Park is also within easy reach.

## *Directions*

From Mitchells turn right at the traffic lights and proceed down Station Road. At the roundabout turn left and continue along this road for approximately five miles. As you approach Lymington, head through the one-way system and after passing Waitrose turn right into St. Thomas Park where the property will be found after a short distance on the right hand side.







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