



*1 The Warehouse, Western Road, Lymington, SO41 9HJ*

*£172,500*

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*1 The Warehouse  
Western Road  
Lymington  
Hampshire  
SO41 9HJ*

A stylish one bedroom warehouse apartment forming part of this urban style conversion, situated in a peaceful yet convenient location within easy walking distance of the town centre. The property is offered with no forward chain and is available for immediate occupation. Other features include a modern kitchen with built-in Neff appliances, a luxury shower room, and high ceilings.

- Entrance Hall
- Living/Kitchen Space
- Double Bedroom
- Shower Room
- Communal Gardens
- Lease Length: 125 Years
- Service Charge: £815 pa
- Ground Rent: £250 pa



## The Property

Communal security entrance door leading to the communal hall, which features timber effect flooring and a warehouse style cast iron staircase to the first floor.

Entrance hall with a meter cupboard.

Stylish living/kitchen space with timber effect flooring and twin double glazed casement doors to the outside. The kitchen area has a good range of modern grey wall and base units with soft closing drawers and doors, a contrasting dark grey wood effect worktop, and an inset sink unit with a mixer tap. Integrated appliances include a Neff oven, electric hob, extractor, and Neff fridge. There is space for a washing machine, under cupboard lighting, and an outlook to the front.

Double bedroom with timber effect flooring and a UPVC double glazed window.

Modern shower room fitted with a white suite comprising a large shower cubicle with a Mira thermostatic controlled shower, a wash basin with storage beneath, a WC, a ladder style heated towel rail, and an extractor fan.





## *Gardens & Grounds*

The Warehouse sits within its own communal gardens and grounds, the maintenance of which is covered by the annual service charge.

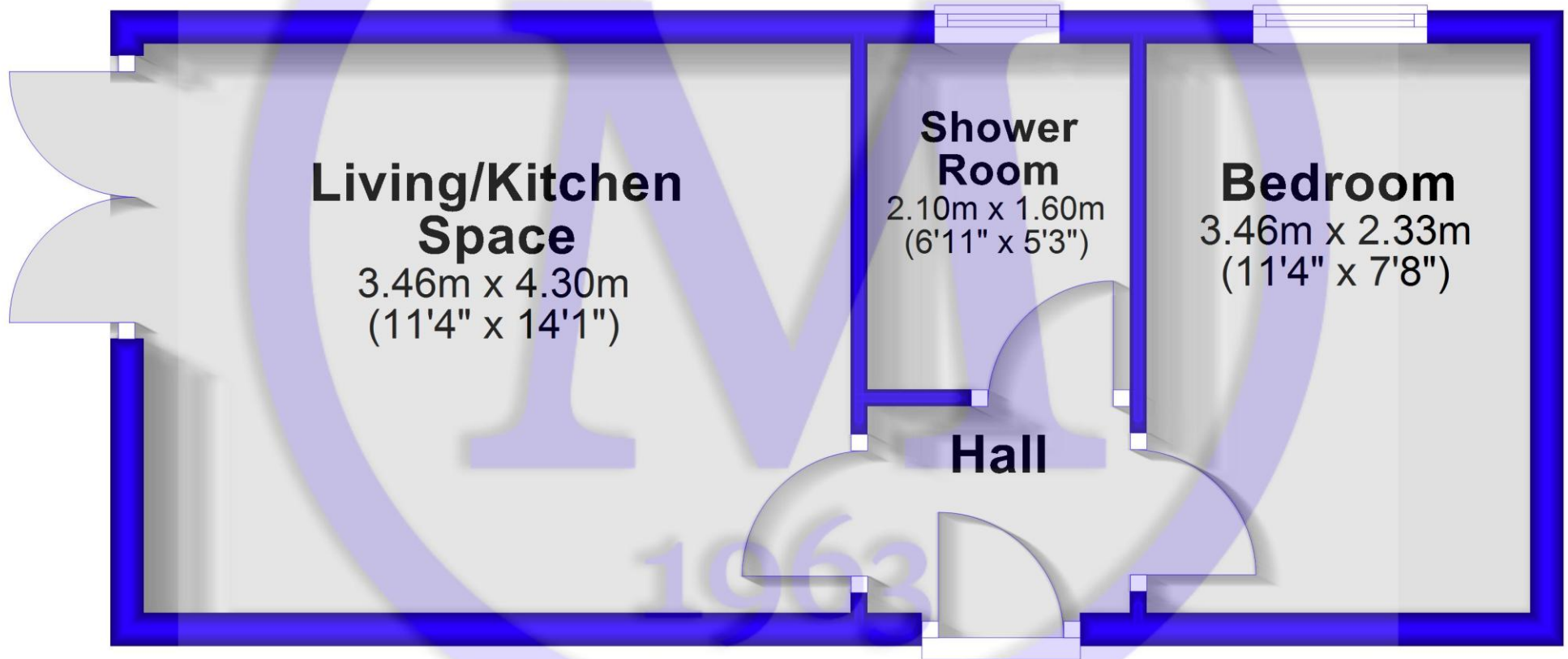
A parking space is available for this property by separate negotiation.

## *Services*

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

# Ground Floor

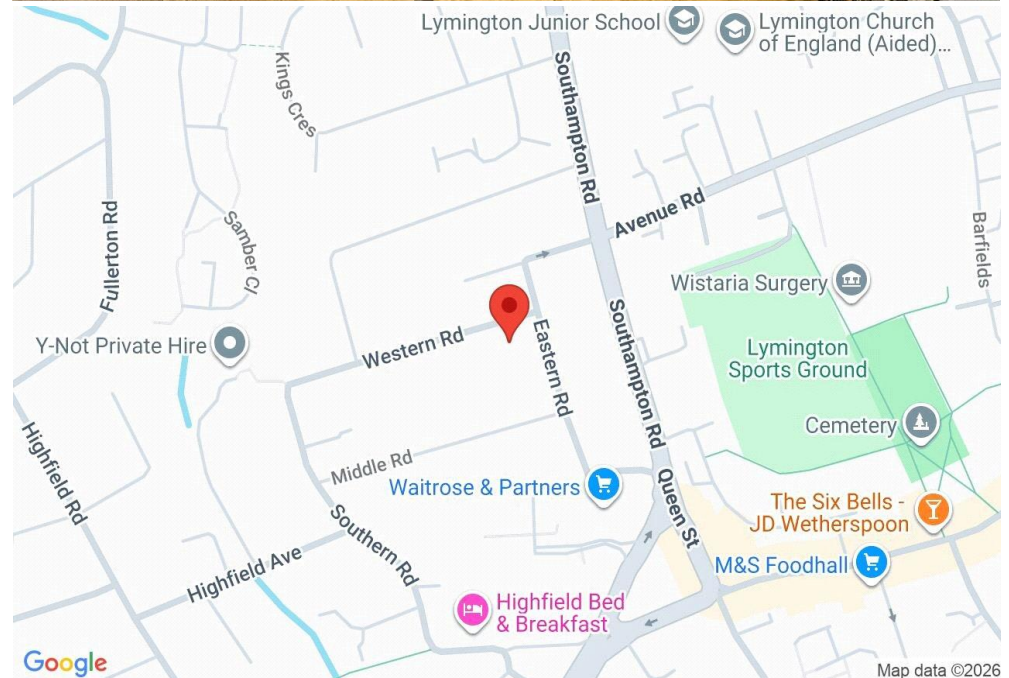
Approx. 29.2 sq. metres (313.9 sq. feet)



Total area: approx. 29.2 sq. metres (313.9 sq. feet)

## Situation

Lymington is a charming Georgian market town, renowned for its picturesque harbour and bustling Saturday market. Offering a vibrant mix of independent shops, cafes, and high-quality restaurants, Lymington exudes both character and convenience. The town is perfectly positioned on the edge of the New Forest National Park, providing easy access to beautiful countryside walks, cycling routes, and outdoor activities. With excellent transport links, including a mainline railway station connecting to London, as well as proximity to the stunning coastline, Lymington remains one of the most desirable places to live on the south coast.





[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

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

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