



## APPLEMORE HOUSE, LYMINGTON, ASKING PRICE £275,000, LEASEHOLD

SITUATED IN A DESIRABLE LOCATION, WALKING DISTANCE TO THE LOVELY GEORGIAN MARKET TOWN OF LYMINGTON. THIS WELL-PRESENTED TWO-BEDROOM SECOND-FLOOR APARTMENT FEATURES A KITCHEN/BREAKFAST ROOM AND A BRIGHT, DOUBLE-ASPECT SITTING ROOM LETTING IN NATURAL LIGHT. THE GENEROUS PRINCIPAL BEDROOM BENEFITS FROM AN EN SUITE BATHROOM, WITH A GOOD-SIZED GUEST BEDROOM COMPLIMENTARY FAMILY BATHROOM WITH A DOUBLE SHOWER. APPLEMORE HOUSE ALSO OFFERS TANDEM RESIDENTIAL PARKING.

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## DESCRIPTION:

### Entrance Hall:

Wooden door with spyglass leading into the entrance hallway, single radiator and power points. Access to all accommodation including door to the:

### Kitchen/Breakfast Room:

Double glazed window to the rear, work surface in part to two walls with a range of drawer and shaker style cupboards with matching wall mounted units over, one and a half bowl stainless steel sink in set to the work surface with taps over with space below for dishwasher, four ring gas hob and built-in Phillips oven, built in washing machine, wall mounted cupboard housing the Vaillant gas central heating boiler, ceiling light points and power points.

### Sitting Room:

Dual aspect room with double glazed windows to the side and rear, built in electric fireplace, carpet flooring, two radiators, television and aerial points, power points and two ceiling light points.

### Principal Bedroom:

Generous principal bedroom with double glazed window to the side, single radiator, carpet flooring, power points and two ceiling light points. Door off to:

### Ensuite Bathroom:

Matching suite comprising of a low-level WC with wash hand basin with double cupboard below, electric shaver point, shower unit and panelled bath with taps over, ladder style radiator and part tiled walls.

### Bedroom Two:

Double glazed window to the side, single radiator, ceiling light point and power points.

### Family Shower Room:

Obscure double glazed window to the rear, suite comprising of a low-level WC with wash hand basin with double cupboard below and electric shaver point, shower unit, part tiled walls and a ladder style radiator.

### Outside:

Applemore House has the benefit of residential tandem parking, with an additional refuse space, with various communal lawns and surrounding mature shrubs and bushes.

## ALL ABOUT LYMINGTON

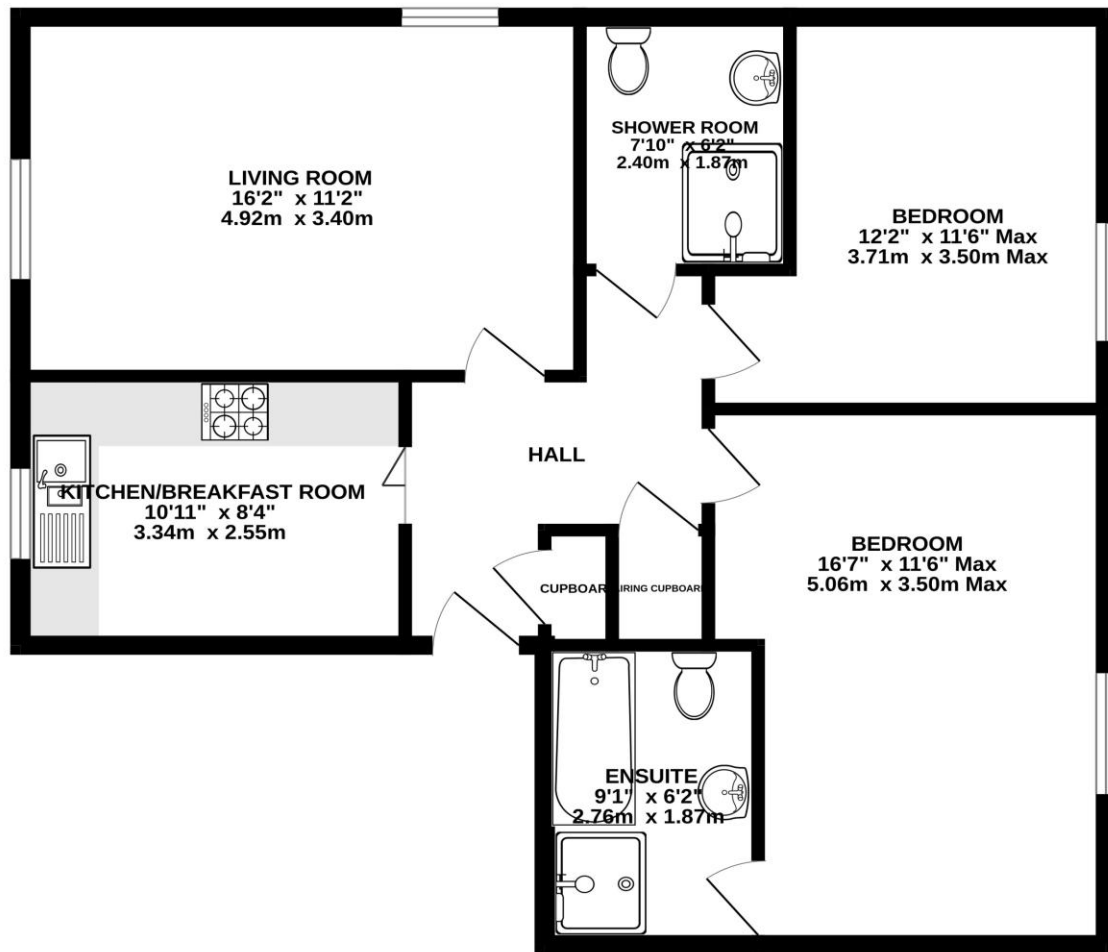
The Georgian town of Lymington is only 3 miles from Milford, in addition to the nearby town of New Milton which offers not only local shops, comprehensive and private schooling and supermarket, but a Rail Station providing fast services direct to London Waterloo. Lymington sits exactly 18 Miles in between both Bournemouth town and the City of Southampton, which both have airports offering convenient access for domestic and international flights.

Just a short drive away is the New Forest National Park. This substantial Park offers unspoiled woodland, heathland, and river valleys, where multiple species of wildlife including Ponies and Cattle roam freely. The New Forest is ideal for walking, cycling, and horse riding in a car-free environment.





# TOP FLOOR 801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 80 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Property Ref: MOS250038  
Electricity Supplier: Utility Warehouse  
Heating: Vaillant Gas Heating ecotec plus  
Broadband: Vodafone  
Coastal Erosion Management in your Area-Gov.uk

*Shown were correct at the time of printing.*

Tenure: Leasehold  
Service Charge: £1,411.58 per annum  
Ground Rent: £ 250 Annually  
Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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