

# Spotlight

1 The Boltons, Gosport Lane, Lyndhurst, Hampshire SO43 7BF



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Two bedroom, ground floor apartment with its own front door situated in 'The Boltons' which is an outstanding age exclusive development created by the award-winning Hanover Housing, named as the 'Best Larger Development' by the New Forest National Park Authority's annual Building Design Awards.

£300,000

## Your New Home...

An outstanding age exclusive development with open-plan living space flooded with natural daylight and generous rooms catering for the over 55's was created by the award-winning Hanover Housing, named as the 'Best Larger Development' by the New Forest National Park Authority's annual Building Design Awards 2017.

This superb ground floor apartment, boasting two double bedrooms, is fully double glazed and has underfloor heating situated in the centre of Lyndhurst village offering a wide range of family run shops including butchers, bakers, public houses, restaurants and cafes for your afternoon tea. A popular and historic church, welcoming visitors centre and a diverse and friendly community.

The new owners will not need to use a communal door as the apartment has it's very own private front and rear accesses. To the front there is a porch canopy and outside lighting opening to the wide entrance hall.

This highly finished apartment offers a spacious open plan kitchen/ dining room with underfloor heating and bay style double doors opening to the communal garden area. Level access to the car park and parking space that comes with the apartment.

The modern kitchen has been carefully designed to offer as much storage space as possible with high specification fitted units in neutral gloss finish with oak style work surfaces over. Integral Bosch appliances including; ceramic hob, stainless steel oven, fridge/ freezer and dishwasher. There is also ample space for a washer dryer.

The large master bedroom is to the front of the apartment. There is an en-suite wet room with double sized shower, W.C. wash hand basin with fitted storage cupboards below and heated towel rail.

Bedroom two is a good sized double room with fitted shelving and is adjacent to the family bathroom with modern suite benefiting from large panel bath and shower over. W.C. wash hand basin with fitted storage beneath and heated towel rail.

## Location

The name "Lyndhurst" is an Old English name, meaning 'Wooded hill growing with lime-trees'. The name comprises the words lind ('lime-tree') and hyrst ('wooded hill'). This beautiful village benefits from regionally recognised retail, cultural and educational establishments, as well as a range of award-winning butchers, critically acclaimed restaurants and bars a fabulous community to be a part of.

## Local Schools

4-6 years - St Michaels And All Angels Ce Infant School

7-10 years - Bartley Ce Junior School

11-16 years - Hounslow Academy

Alternative Independent School

3-16 years New Forest Small School

## Information

Leasehold (999 year lease in 2016)

EPC Rating - B

Council Tax Band - C

Gas Central Heating

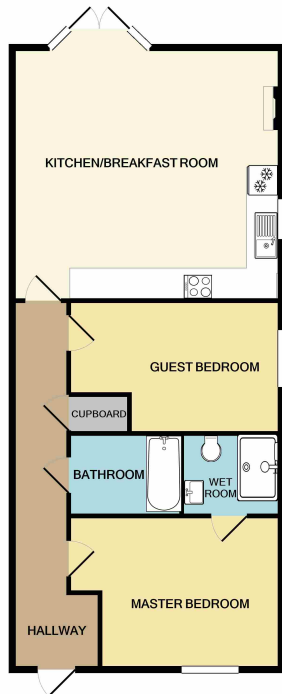
Closest Train station - Ashurst, 2.4 miles away

Lyndhurst community centre has several excellent activities and local groups for example the New Forest Art Society, Community Choir, Beekeepers, Yoga and Film evenings to name a few.





# The Floorplan



TOTAL APPROX. FLOOR AREA 808 SQ.FT. (75.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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# And EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		

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