



1 Cobblestones Osborne Road  
New Milton

£1,150 PCM

A delightful two bedroom ground floor apartment with garage located within easy reach of New Milton town center and New Milton train station. Holding Fee: £265 Security Deposit: £1326 Council Tax Band: C



• Close to New Milton Town • Ground Floor • No Pets • Garage in Separate Block

The property is entered via a communal entrance to the ground floor apartment.

The front door leads through into the hallway leading to all principal rooms. The living room is of a good size with window overlooking the front. There is a kitchen equipped with work and cupboard space, freestanding oven and hob and sink.

There are two bedrooms both of which can take a double bed.

The family bathroom has walk in shower, toilet and hand basin.

In order to secure this property, you will need to pay to Spencers a one week holding fee of £265.

The property's construction is brick and tile.

The property has mains gas central heating, an electricity supply, mains water and mains drainage.

The broadband and mobile availability can be checked via the Ofcom's "broadband and mobile coverage checker" on their website.

The property has the following restrictions/rights that a tenant must be aware of: The property does not allow pets.

#### ADDITIONAL INFORMATION

Council tax band: C Furnishing Type: Unfurnished Security Deposit: £1,326 Available From: 26th July 2024



## Floor Plan

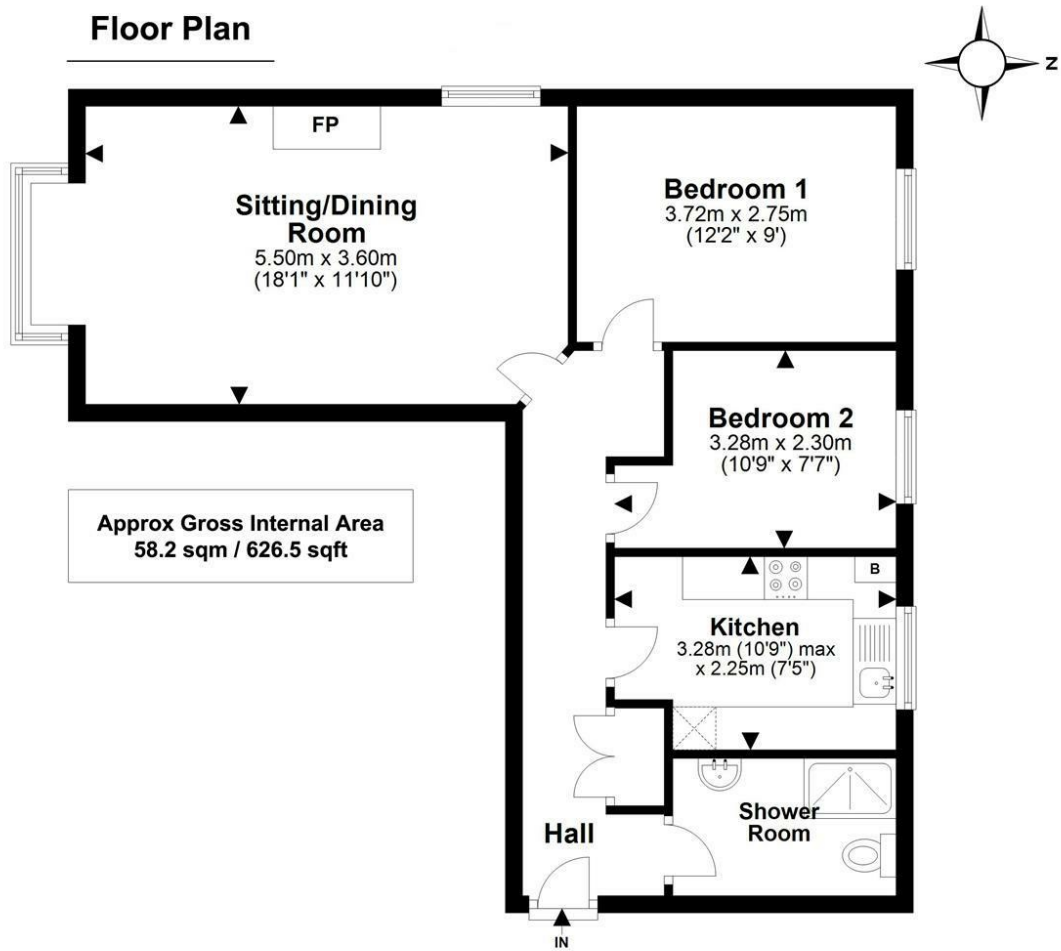


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>76</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 &amp; Wales</b>	EU Directive	



# SPENCERS

## LETTINGS

### ABOUT US

Spencers' Lettings office offers a dedicated, specialist Lettings service with every aspect managed in-house, from maintenance to property inspections. The team undergo regular training to keep on top of continually changing legislation and are frequently praised by landlords and tenants for their friendly professionalism, thoroughness and reliability. The office works closely with Spencers' estate agency offices and broadly covers the New Forest area including Lymington and Lyndhurst, Beaulieu, Brockenhurst, Burley and the Christchurch bay area including Highcliffe, Barton on Sea and Christchurch. We care passionately about doing a great job.

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