



SPENCERS  
LETTINGS

11 Beau Court 35, Spencer Road  
New Milton

£1,175 PCM

A well presented two bedroom flat located on Spencer Road in the center of New Milton. Located in a desirable area, this flat provides easy access to local amenities, schools, and transport links, making it a great choice for those seeking both convenience and comfort in their daily lives. Holding fee: £271 Security Deposit: £1355 Council Tax Band: D





- Spacious and Light • Close to Main Line Train Station • Close to Town Centre • Walking Distance to Marks and Spencer Food • No Pets

Communal door at the rear of the building leads to very well maintained stairs and landing with the apartment on the first floor.

On entering the property the hallway is spacious and light with large fitted cupboards for coats, boots and brollies. The lounge is a great size with enough space for both lounge and dining room furniture with a west facing balcony and useful serving hatch.

The kitchen over looks the communal gardens and is large enough for a small table with a range a fitted cupboards and work surfaces. There is a washing machine and dish washer, fitted electric oven with hob and extractor, wine rack, shelving, space for a fridge freezer and a wall mounted boiler.

The master bedroom is to the front of the building with large fitted wardrobes and an ensuite shower room. The second bedroom is also a double and is a very light and spacious room. The fully tiled family bathroom suite completes the accommodation.

In order to secure this property, you will need to pay to Spencers a one week holding fee of £271.

The property's construction is brick and concrete.

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: no pets.

#### ADDITIONAL INFORMATION

Council tax band: D Furnishing Type: Unfurnished Security Deposit: £1,355 Available From: 23rd August 2024



## First Floor

Approx. 99.2 sq. metres (1067.7 sq. feet)

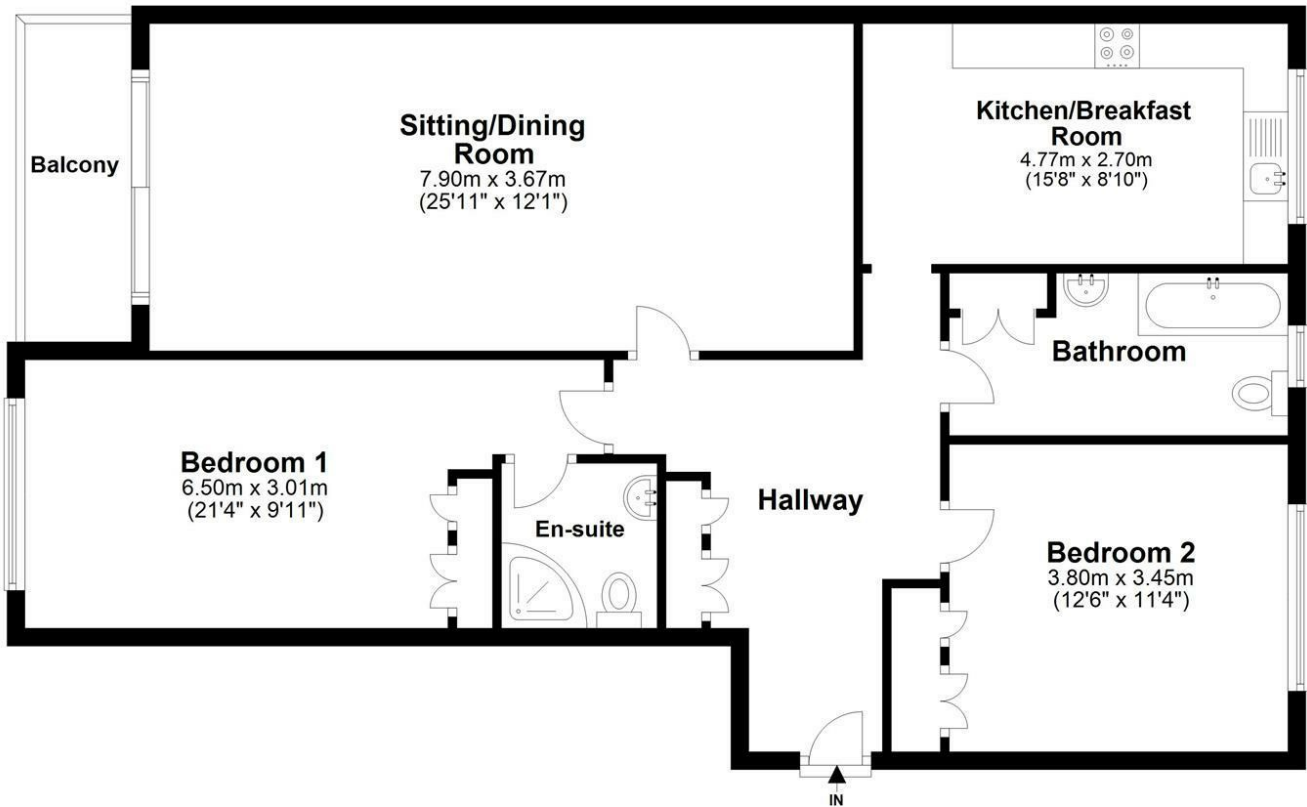


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>78</b>	<b>82</b>
(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 &amp; Wales</b>	EU Directive	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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## 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.

## ADDRESS

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