



4 North Greenlands  
Pennington

£1,200 PCM

A well presented one/ two bedroom end of terrace property with courtyard garden and allocated parking space. The property is located in North Greenlands which is within easy reach of local amenities. Holding Fee: £276 Security Deposit: £1384 Council Tax Band: D



- Allocated Parking Space • Optional Second Bedroom • Courtyard Garden • Close to Waitrose

Front door leads into the entrance hall which has doors to cloakroom, several storage cupboards, dining room/ bedroom two and living room.

The living room adjoins the kitchen and is open plan in style. There are patio doors to the courtyard garden. The kitchen is well equipped with oven and hob and integrated fridge freezer. There is a separate dining room which could easily be used as a second bedroom or study. The downstairs cloakroom has cupboard with plumping for washing machine.

Upstairs is the master bedroom with dressing area. There is a family bathroom with shower over the bath, toilet and hand basin.

In order to secure this property, you will need to pay to Spencers a one week holding fee of £276.

The property's construction is brick and tile.

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

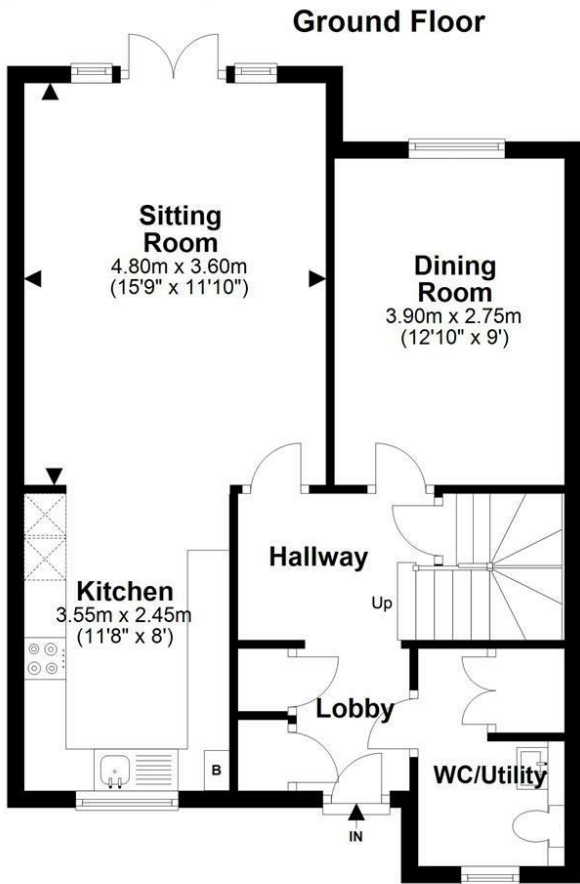
The broadband and mobile availability can be checked via the Ofcom's "broadband and mobile coverage checker" on their website.

#### ADDITIONAL INFORMATION

Council tax band: D Furnishing Type: Unfurnished Security Deposit: £1,384 Available From: 30th August 2024



# Floor Plan



Approx Gross Internal Area  
95.8 sqm / 1031.2 sqft

# First Floor

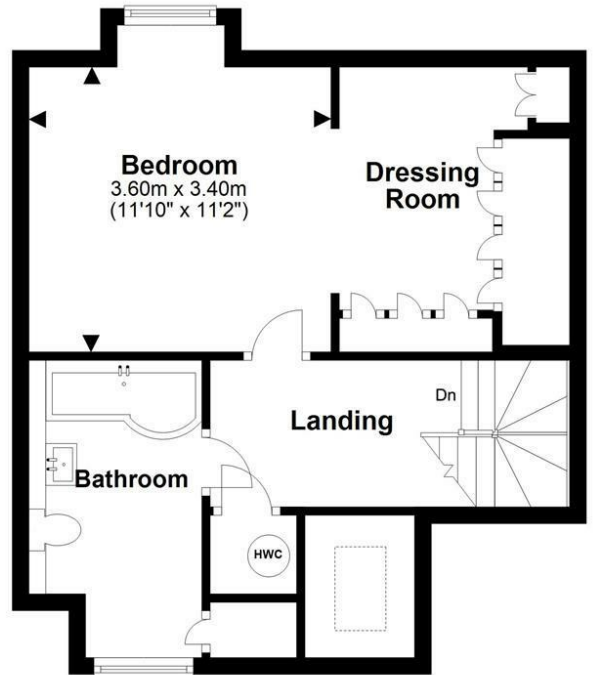
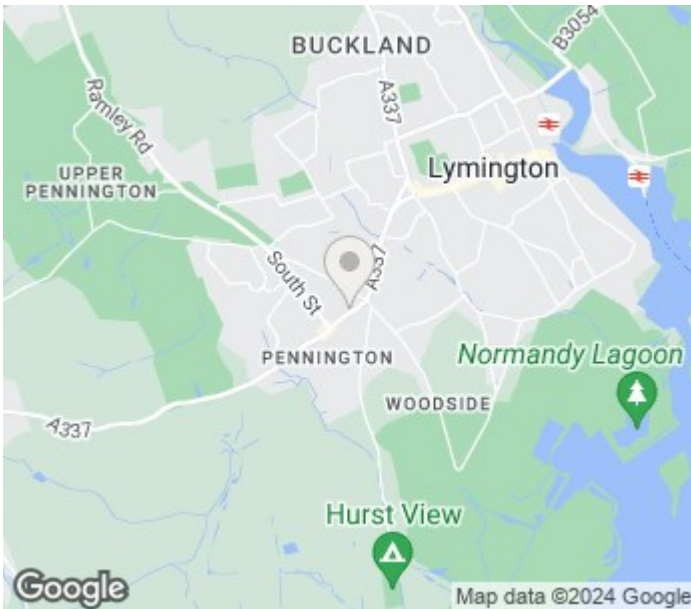


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>79</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	



# 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.

### ADDRESS

Spencers Lettings  
GC  
74 High Street  
Lymington  
SO41 7AL

Spencers Lettings  
368-370 Lymington Road  
Highcliffe on Sea  
Christchurch  
Dorset  
BH23 5EZ

### CONTACT US

01590 624814/ 01425 205000  
lettings@spencersproperty.co.uk  
www.spencersnewforest.com

