



SPENCERS  
LETTINGS



156b Station Road  
New Milton

£950 PCM

A delightful one bedroom first floor apartment with private entrance, private driveway for one car and garden. This property is conveniently located within walking distance of New Milton town center with mainline train station. Holding Fee: £219 Security Deposit £1096 Council Tax Band: B



- New Bedroom Carpet • New Living Room Carpet • Convenient Location • Garden • Driveway for 1 Car • No Pets

The front door opens into a porch with further door into the ground floor entrance hall. Stairs then lead to the upstairs landing with access to all principal rooms.

The bedroom overlooks the front of the property while the large L shaped living and dining room is located to the side and rear. There are built in cupboards in this room with sliding doors.

The kitchen benefits from work and cupboard space, oven and hob, sink and fridge.

The bathroom is accessed via a sliding door and enjoys shower over the bath, toilet and hand basin.

The property enjoys a good sized garden to the front and side of the building with driveway for one car. It is worth noting that the shed does not come with the let.

In order to secure this property, you will need to pay to Spencers a one week holding fee of £219.

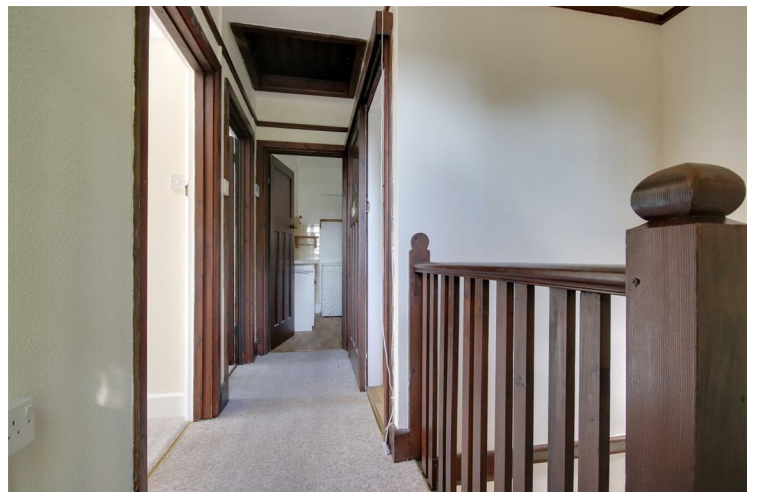
The property's construction is brick and tile.

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.

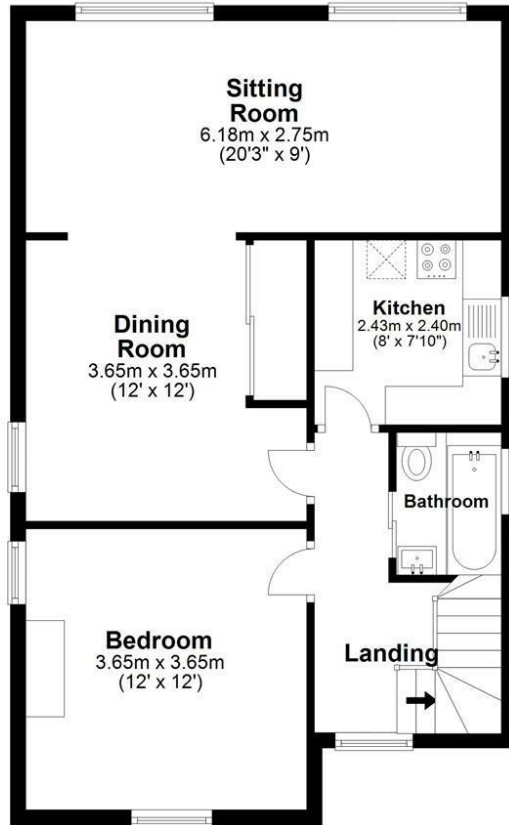
#### ADDITIONAL INFORMATION

Council tax band: B Furnishing Type: Unfurnished Security Deposit: £1,096 Available From: 29th July 2024



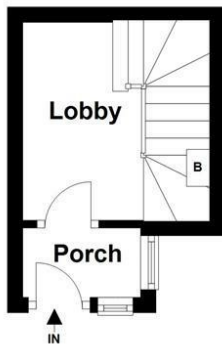
### First Floor

Approx. 60.8 sq. metres (654.5 sq. feet)



### Ground Floor

Approx. 7.8 sq. metres (83.7 sq. feet)



Total area: approx. 68.6 sq. metres (738.2 sq. feet)

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



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>74</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive	



# SPENCERS

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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.

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