



14 Buckland Gardens  
Lymington

£1,000 PCM

A well presented two bedroom unfurnished second floor flat with one allocated parking space. The property conveniently located within an easy drive of Brockenhurst and Lymington. Holding Fee: £253 Security Deposit: £1269 Council Tax: C



- Great Location • Spacious Living Area • Second Floor Flat • Within Easy Reach of Lymington and Brockenhurst • No Pets

On entering the property the communal hall leads to the second floor via two sets of stairs.

The flat door opens into the entrance hall which leads to all principal rooms.

The living room overlooks the front and is spacious in size. The kitchen comes off the living room and enjoys oven and hob and plenty of work space.

There are two bedrooms that can accommodate a double bed.

There is a bathroom with hand basin, toilet and shower over the bath.

In order to secure this property, you will need to pay to Spencers a one week holding fee of £253.

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: C Furnishing Type: Not specified Security Deposit: £1,153 Available From: 16th August 2024



# Second Floor

Approx. 66.4 sq. metres (714.7 sq. feet)

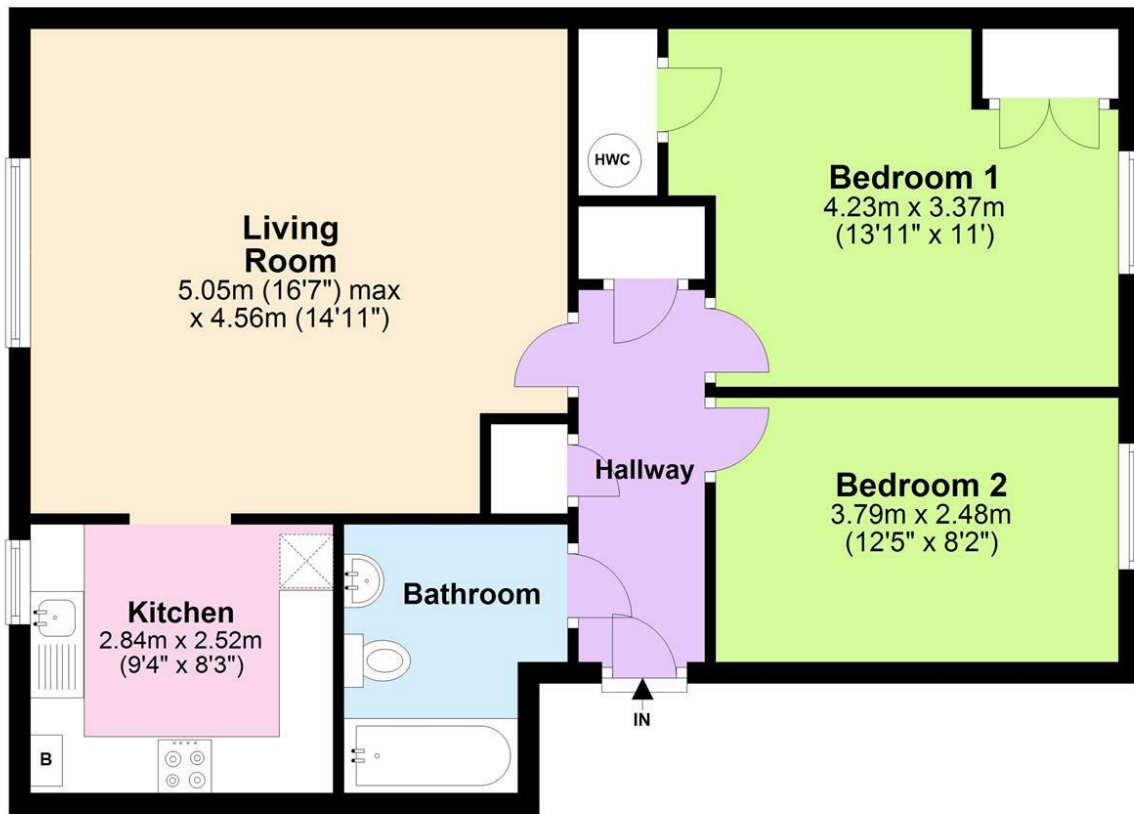


Illustration for identification purposes only; measurements are approximate, not to scale. EPC New Forest Plan produced using PlanUp.



## Energy Efficiency Rating

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

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