



Flat 3, 70, Alice House Lower Buckland Road  
Lymington

£975 PCM

A two bedroom ground floor flat located on Lower Buckland Road in Lymington. This property comes with one allocated parking space and is within easy reach of Lymington High Street, Waitrose and Lymington train station. Holding Fee: £225 Security Deposit: £1125 Council Tax Band: A



• One Allocated Space • Open Plan Kitchen and Living Room • Ground Floor • Convenient Location

On entering the property the communal hall leads through to the flat front door.

The front door opens to the open plan living room and kitchen. The kitchen has work and cupboard space with oven and hob.

There are two bedrooms off the living room.

The bathroom is equipped with WC, hand basin and shower over the bath.

To the front of the property is a shared gravel parking area with one allocated parking space.

In order to secure this property, you will need to pay to Spencers a one week holding fee of £225.

The property's construction is brick and tile.

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

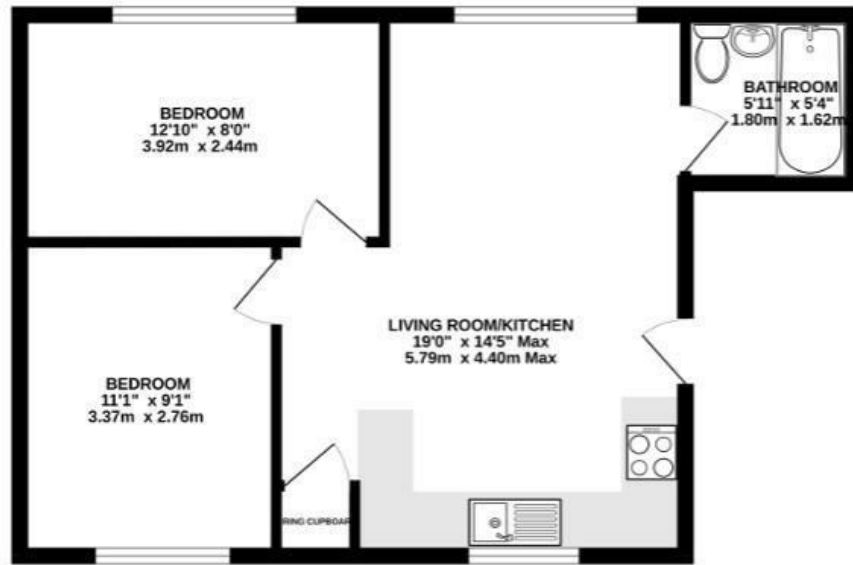
The broadband and mobile availability can be checked via the Ofcom's "broadband and mobile coverage checker" on their website.

#### ADDITIONAL INFORMATION

Council tax band: A Furnishing Type: Unfurnished Security Deposit: £1,125 Available From: 20th September 2024



TOP FLOOR  
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 484 sq.ft. (44.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, levels and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Autogen (2023)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>80</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.



# 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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