



SPENCERS  
LETTINGS



6 Cheynies Court Arundel Way  
Christchurch

£1,700 PCM

A well presented three bedroom top floor apartment located on Highcliffe sea front with stunning coastal views, balcony and visitor parking. The property is within walking distance of the village centre, Cliffhanger and within easy access of Christchurch. Holding Fee: £392 Security Deposit: £1961 Council Tax Band: E



• Sea Front Location • Three Double Bedrooms • Top Floor • Balcony • Within Easy Reach of Christchurch • PRIVATE BEACH ACCESS • Garage

The large inviting entrance hall leads through to the living room with sliding doors out to a balcony overlooking the sea, and a large archway leading to the dining area.

Fitted kitchen with gas hob, electric oven and dishwasher.

Three good size double bedrooms (two with fitted wardrobes) modern fitted bathroom and separate shower room

Well kept communal grounds, garage & visitor parking

Tax Band E : EPC Band D Total approx.

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.

To secure the property you will be required to pay a holding fee of one weeks rent £392.00

#### ADDITIONAL INFORMATION

Council tax band: E Furnishing Type: Part furnished Security Deposit: £1,961 Available From: 7th October 2024



## Floor Plan

## Second Floor

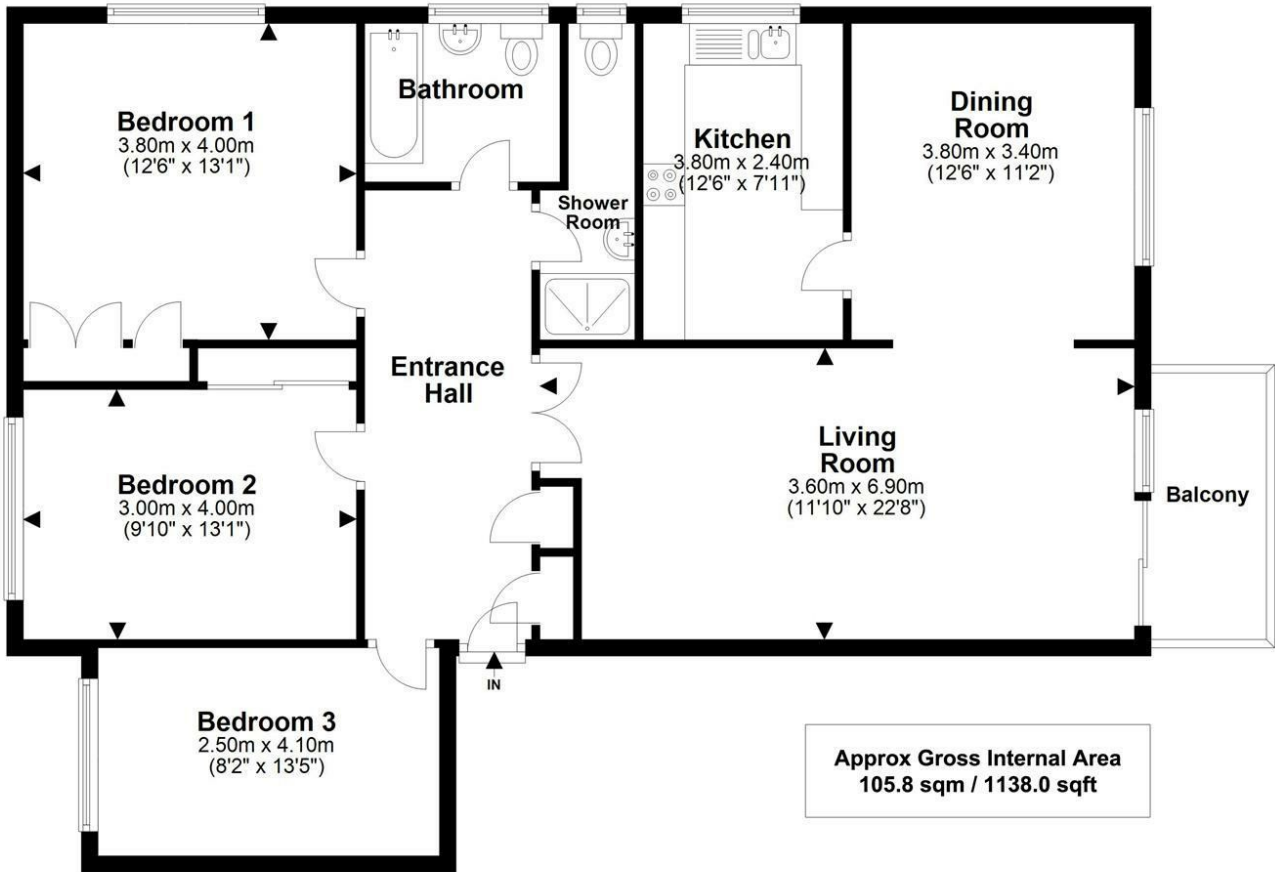


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>55</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	



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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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