



  
SPENCERS  
LETTINGS

Flat 32, Parish Court Emsworth Road  
Lymington

£825 PCM

Well presented light and spacious one bedroom RETIREMENT APARTMENT with lift access to 2nd floor.  
Walking distance to the town centre.



- Retirement Apartment • NOTE: TENANTS MUST HAVE A LONG STANDING LOCAL CONNECTION • Second Floor Lift Access • Walking Distance to Town Centre • Recently Redecorated. • Residents Lounge • Communal Laundry

Beautifully presented 2nd floor retirement apartment in well maintained small block in Lymington Lift Access.

The communal entrance leads to both a lift and stairs up to the second floor.

On entering the apartment a hallway leads to all principal rooms. The open plan dual aspect living room with folding doors leading to the kitchen is of a good size. The living room enjoys views over the park behind. There is an electric fire and The kitchen is fully equipped with electric oven and hob and fridge freezer.

The master bedroom benefits from large built in wardrobe . There is a bathroom with large walk in shower, WC and hand basin.

In the hallway is a storage cupboard ideal for small household appliances and coats.

There is communal washing and drying facilities located opposite the flats entrance.

PLEASE NOTE: : There is a condition of occupancy in that the occupier must have obtained the age of 55 years. There is also a covenant on the apartment whereby only people who live in Lymington or those moving into Lymington to be near relatives are allowed to purchase this property.

Facilities available for use of residents: Residents' lounge, Laundry Room and Guest Suite

To secure the property we will require a holding fee of £190.00 The security deposit is £951.00

#### ADDITIONAL INFORMATION

Council tax band: B Furnishing Type: Unfurnished Security Deposit: £951 Available From: 27th September 2024





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>	<b>74</b>	<b>78</b>
(55-68) <b>D</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	

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.



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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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