



SPENCERS
LETTINGS

Flat 6, Brookley Lodge Grigg Lane Brockenhurst

£1,850 PCM

A delightful recently renovated to a high standard three bedroom house with brand new kitchen, bathroom and ensuite shower room. The property has also been re carpeted throughout. Situated in central Brockenhurst within walking distance to main line train station, restaurants and amenities.



- Refurbished High Standard • New Kitchen, Carpets Bathroom and En Suite Shower Room • Walking Distance To Mainline Train Station • Close to Amenities • Sorry No Pets • Central Brockenhurst Location

On entering the property entrance hall leads to all principle reception rooms, kitchen, cloakroom and stairs.

The kitchen is well equipped with washing machine, tumble dryer, fridge freezer, double built in double oven and ceramic hob. There are plenty of work and cupboard space and overlooks the front of the property.

The living room benefits from an electric fire and is of a good size while there is an additional room which could be used a dining room or study.

Upstairs master bedroom benefits from an ensuite shower room and built in wardrobes. Bedroom 2 is a double bedroom and bedroom 3 is a good sized single room. There is also a well equipped family bathroom, with bath and shower above.

Outside the property offers one allocated parking space, two visitor spaces and communal garden.

To secure the property you will be required to pay a holding fee of £415.00. To pass referencing you will need a household income in excess of £54,000 per annum. The security deposit will be £2076.00

Council Tax Band E

The property is constructed with brick and tile

The property has a 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.

The property has been completely refurbished and new carpets through without so regretfully NO PETS

ADDITIONAL INFORMATION

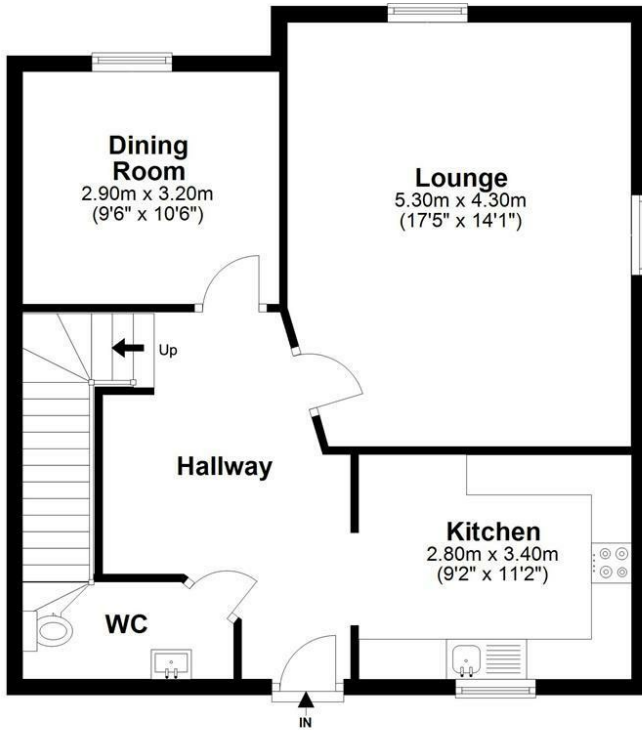
Council tax band: E Furnishing Type: Unfurnished Security Deposit: £2,134 Available From: 25th September 2024



Floor Plan

Approx Gross Internal Area
114.5 sqm / 1233.0 sqft

Ground Floor



First Floor

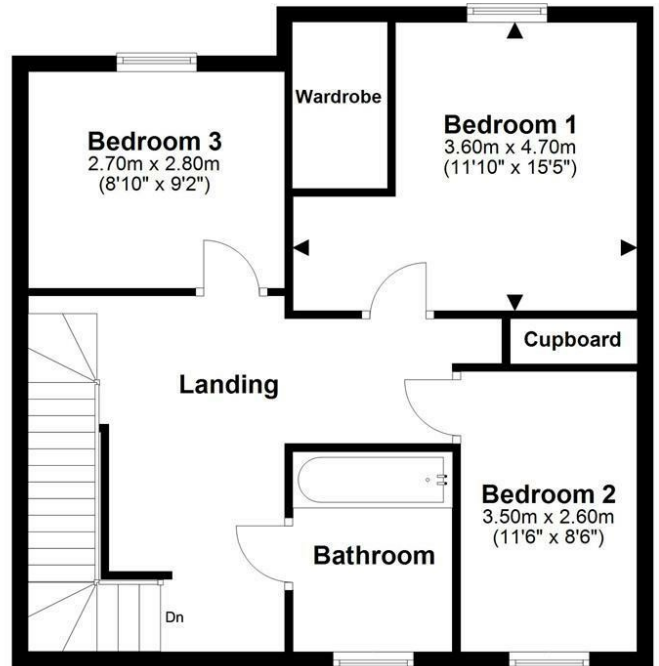


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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