



SPENCERS
LETTINGS



3 River Court Gosport Street
Lymington

£925 PCM

A well presented one bedroom apartment set in the heart of Lymington walking distance to the high street, quay and train station with links to Brockenhurst.



- Well Presented • Great Location • Modern Kitchen • Close to High Street • Close to Train Station

The property is situated on the ground floor and is accessed by the flats communal entrance system. On entering the property there is a hallway leading to all principle rooms. The open plan kitchen/ living room is generous in size with windows overlooking the front.

The modern kitchen is well equipped with plenty of work and cupboard space, oven with hob, washing machine and fridge/freezer.

The bedroom is a comfortable double and leads out to the hallway. The bathroom is modern and benefits from wash hand basin, WC and walk in shower.

Sorry no pets.

Please note: There is no parking with this property.

The property's construction is brick and tile.

The property has 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: B Furnishing Type: Unfurnished Security Deposit: £1,067 Available From: 21st October 2024





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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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