



Boscobel Cottage Brookside Road  
Brockenhurst

£1,600 PCM

FLEXIBLE SHORT TERM LET. A well presented two bedroom cottage with garden located in the popular village of Brockenhurst within walk distance of the village and open forest. Holding Fee: £369 Council Tax: G Security Deposit: £1846



• FLEXIBLE SHORT TERM LET MAX 6 MONTHS • Great Location • Twin Room • Short Term • Fully Furnished • Garden

On entering the property the hallway leads through to all principal rooms. The kitchen is well equipped with plenty of work and cupboard space, oven and hob, fridge and washing machine. The living room and dining room overlooks the rear garden via a bay window.

There are two bedrooms, a master bedroom and a twin room. The family bathroom consists of hand basin, WC and shower over the bath. There is also a separate WC.

This property is only available short term due to the property being a holiday let. It will be available from the end of November until the end of February only.

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.

PLEASE NOTE: Any measurements quoted are approximate and for general guidance only. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property. All deposits are lodged with the Tenancy Deposit Scheme (TDS). The security deposit of this

property will be the equivalent of 5 weeks rent. Spencers Lettings will take a one week holding deposit to secure a new tenancy and this will be deducted from the first months rent. Spencers Lettings are apart of The Property Ombudsman. If you have further questions please contact the Spencers Lettings office.

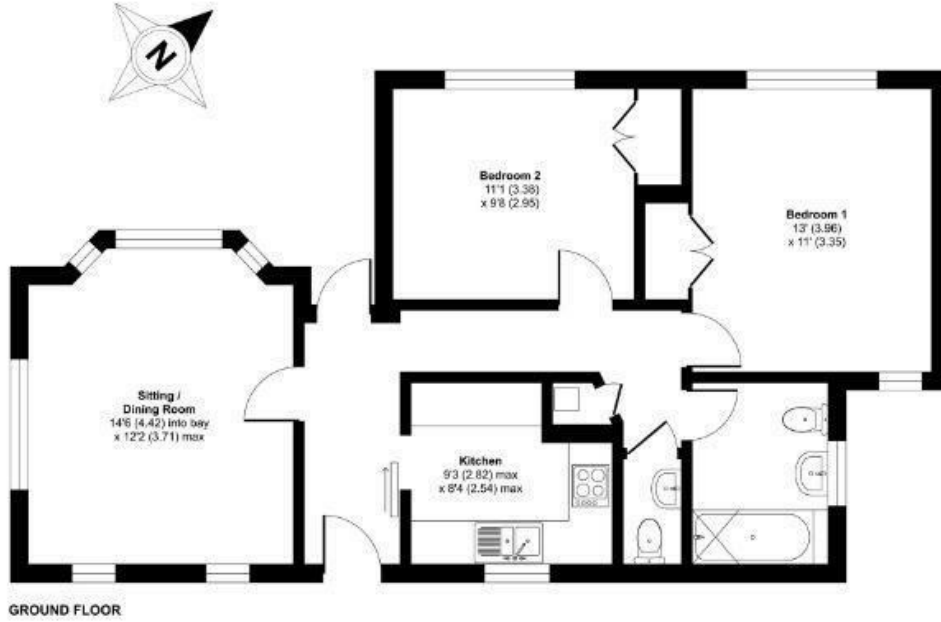
#### ADDITIONAL INFORMATION

Council tax band: G Furnishing Type: Furnished Security Deposit: £1,846 Available From: 27th November 2023



## Brookside Road, Brockenhurst, SO42

Approximate Area = 718 sq ft / 67 sq m  
For identification only - Not to scale



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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	



# 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.

## ADDRESS

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