



11 Wykeham Place  
Lymington

£2,100 PCM

A beautifully presented three bedroom terrace house has been completed to a high specification. The property is located south of Lymington High Street and a short walk to the local shops and restaurants. The property benefits from a garage in a block and there is communal parking offered for residents and visitors. Holding Fee: £484 Security Deposit: £2423 Council Tax Band: E



- Great Location • Moments from Lymington High Street • Well Presented • Garage • No Pets • Courtyard Garden

A spacious entrance hall gives access to the light and airy living room, kitchen, ground floor cloakroom, and stairs to the first floor. The living room is open plan and flows into the dining area and kitchen. The dining room offers ample space for a large dining table and enjoys bi-folding doors to the courtyard garden. The kitchen is fitted modern worktops and fitted appliances. There are further bi-fold doors from the kitchen into the garden.

Upstairs there are three double bedrooms with en-suite off the master bedroom and a family bathroom. The en-suite off the master bedroom is a tiled wet room with a walk-in shower. Both the master and bedroom two have fitted wardrobes and are large in size. The family bathroom benefits from bath, wash hand basin and W.C. Outside the low maintenance garden is very private. A garden gate leads to a pathway leading to the garage and also gives access to the front of the property.

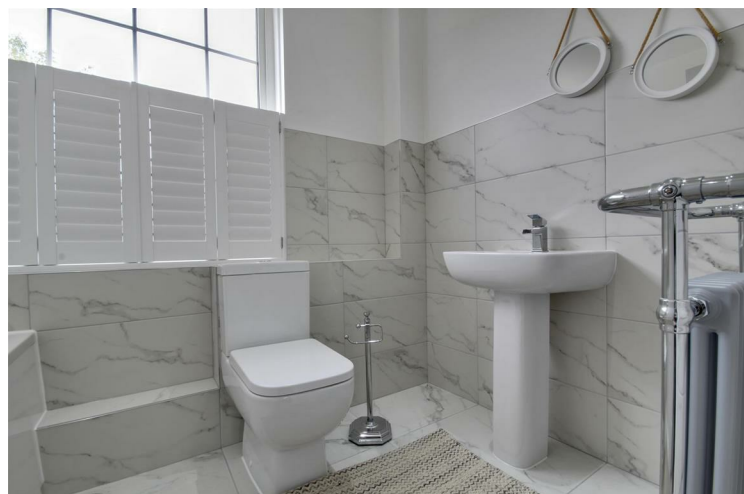
The property's construction is brick and tile.

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.

#### ADDITIONAL INFORMATION

Council tax band: E Furnishing Type: Unfurnished Security Deposit: £2,423 Available From: 23rd April 2024





Floor Plan

Approx Gross Internal Area  
107.0 sqm / 1151.8 sqft

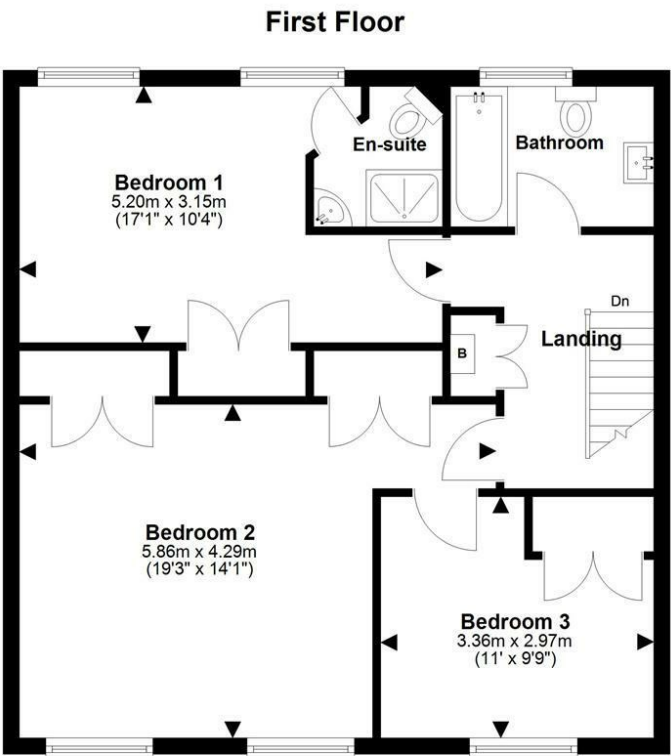
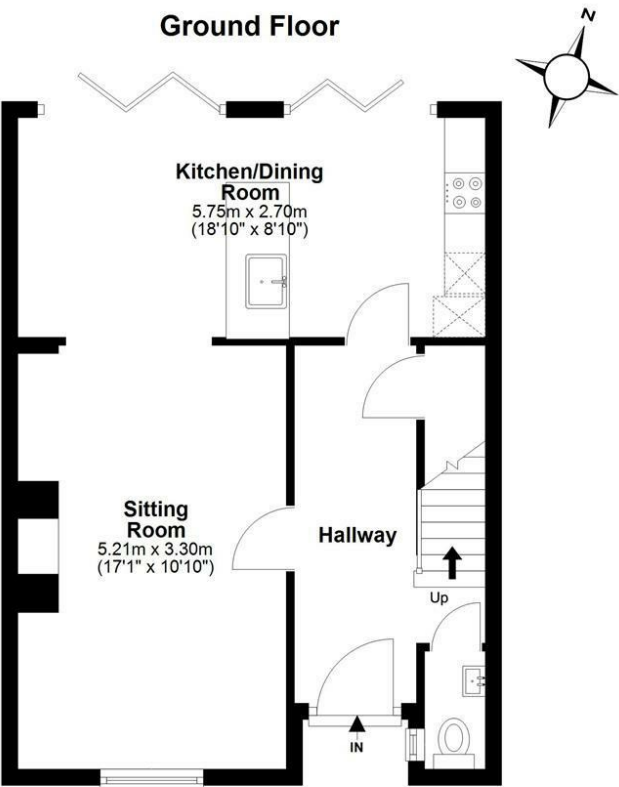


Illustration for identification purposes only; measurements are approximate, not to scale. [www.fpusketch.co.uk](http://www.fpusketch.co.uk)  
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(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	

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.



# SPENCERS

LETTINGS

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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

Spencers Lettings  
74 High Street  
Lymington  
Hampshire  
SO41 9AL

Spencers Lettings  
368-370 Lymington Road  
Highcliffe on Sea  
Christchurch  
Dorset  
BH23 5EZ

## CONTACT US

01590 624814/ 01425 205000  
[lettings@spencersproperty.co.uk](mailto:lettings@spencersproperty.co.uk)  
[www.spencersproperty.com](http://www.spencersproperty.com)

