



Flat 17 Brockenhurst Court Hillcroft Close  
Lymington

£1,350 PCM

Nestled in a sought-after location, only a few minutes walk, of Lymington High Street, this charming first-floor apartment enjoys two bedrooms, allocated parking space and two balconies. It has been repainted and re-carpeted throughout making it to be a warm and inviting home. Holding Deposit: £300 Security Deposit: £1500 Council Tax Band: D





• Very Convenient Quiet Location • One Allocated Parking Space • South and West Facing Balconies • First Floor • Lift • New Carpets • Repainted Throughout • Viewing Recommended • Secure Entry Phone System • No Pets

The bright and airy living room is a standout feature, with two balconies offering natural light throughout the day. The adjoining kitchen is fully equipped with ample work and cupboard space, along with essential appliances including double oven and hob, integrated washer drier, dishwasher, and new Bosch fridge freezer.

Featuring two double bedrooms - the master having built in double wardrobes and an en-suite that boasts both a separate shower and bath. A family bathroom, complete with a shower over the bath, provides additional functionality.

Recently repainted throughout and fitted with new carpets, this property is fresh and ready to move into.

There is allocated parking space for one car very conveniently situated near front door of Brockenhurst Court. Additionally, there are visitor bays located in Hillcroft Close

Available for long-term let, this well-located apartment provides an excellent opportunity to enjoy everything Lymington has to offer.

Please note no smoking is allowed.

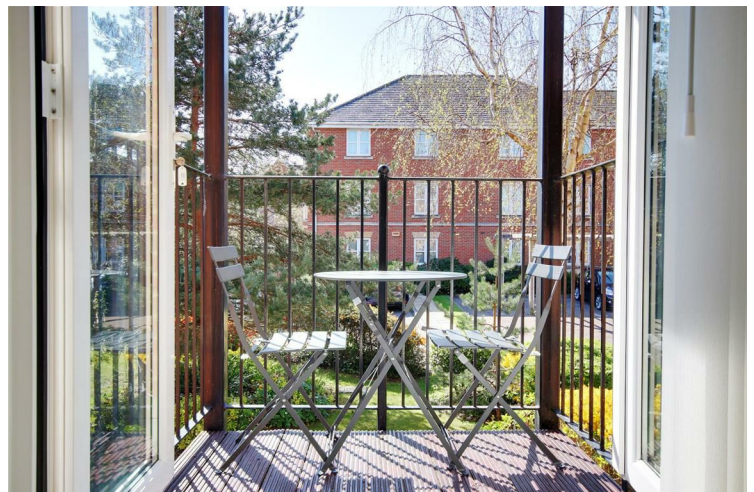
The property's construction is brick and tile.

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: D Furnishing Type: Unfurnished Security Deposit: £1,557 Available From: 22nd April 2025



## Floor Plan

## First Floor

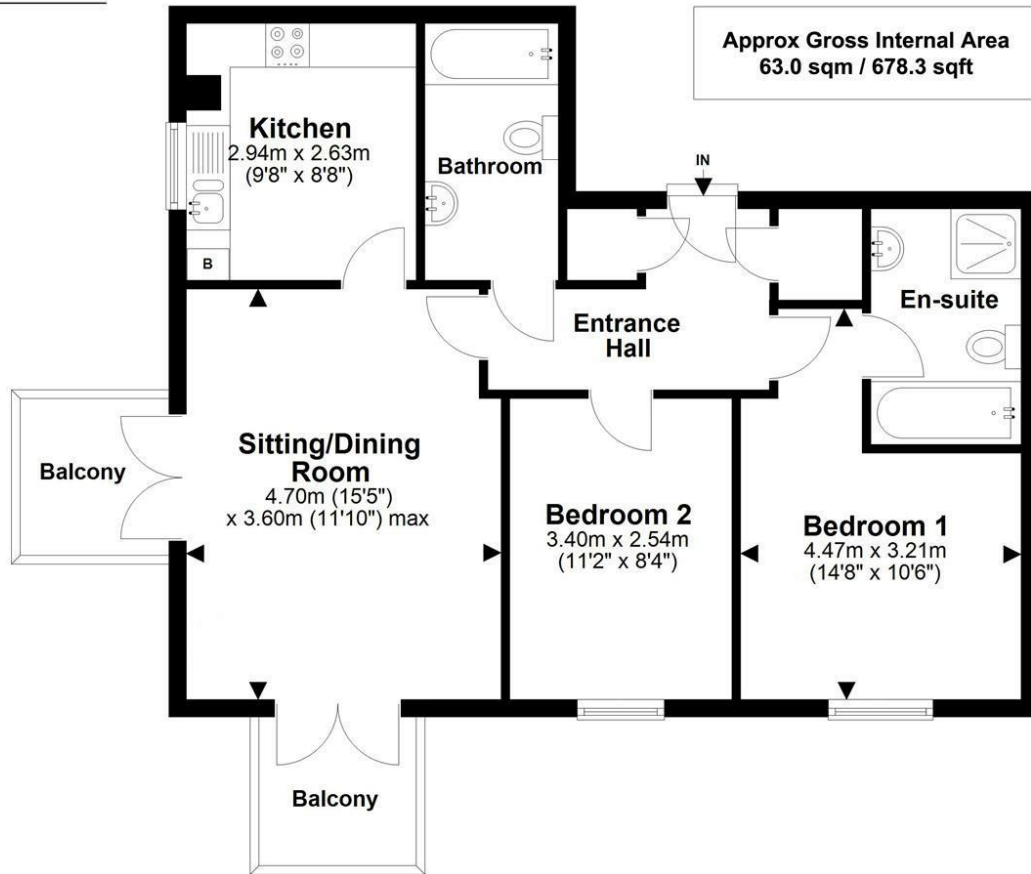


Illustration for identification purposes only; measurements are approximate, not to scale. [www.fpusketch.co.uk](http://www.fpusketch.co.uk)  
Plan produced using PlanUp.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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