



SPENCERS
LETTINGS

5 Baynton House Southampton Road Lymington

£1,250 PCM

Situated in a highly convenient location, this two-bedroom first-floor apartment is just a short walk from Waitrose and Lymington High Street, offering easy access to shops, cafés, and local amenities. There is parking for one vehicle and a garage in separate block, this home is perfect for a long-term tenants. Holding Fee: £323 Security Deposit: £1615 Council Tax Band: D



• Great Location • First Floor • Long Term • Communal Garden • Shared Garage • Parking Space • No Lift • Spacious • Two Bathrooms

The apartment features two double bedrooms, including a spacious master bedroom with an ensuite bathroom. The ensuite boasts a bath, separate shower, toilet, and sink. The family bathroom is well-appointed with a large walk-in shower.

The living room is bright and airy with the kitchen just off. The kitchen is well-equipped with ample worktop and cupboard space, an integrated fridge, dishwasher, oven, and hob, making it perfect for home cooking. Adjacent to the kitchen, the utility room offers additional cupboard storage and an integrated washing machine for added practicality.

Outside, the property benefits from unallocated parking for one car and a shared garage, ideal for storing bikes and other belongings.

This apartment is available for long-term rental, offering a fantastic opportunity for those seeking a comfortable and well-located home.

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.

To be able to rent this property you must be able to prove a

minimum of £37,500 annually. Please note: Passing the affordability calculation does not guarantee acceptance. All applications are subject to satisfactory references, credit checks, and consideration of any existing financial commitments, loans, or repayment obligations, as well as landlord approval.

ADDITIONAL INFORMATION

Council Tax Band: D

Furnishing Type: Unfurnished

Security Deposit: £1,442

Available From: 16th July 2026



Floor Plan

First Floor

Approx Gross Internal Area
76.0 sqm / 818.6 sqft

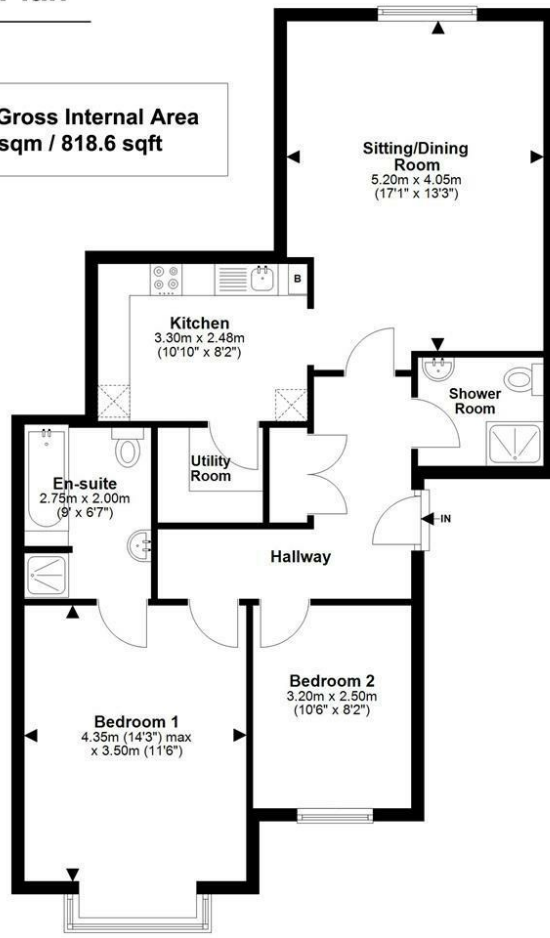


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

ABOUT US

As the leading independent letting agency in the New Forest and surrounding areas, Spencers offers tenants a friendly, reliable and highly knowledgeable service. With offices across the region, including Lymington, Highcliffe, Brockenhurst, Burley, Ringwood, and Romsey, our local teams are here to help you find the right home and support you throughout your tenancy.

Our lettings teams live and work within the Forest and its nearby towns. This means you benefit from genuine local insight from nearby schools and transport links to community life and coastal or countryside surroundings.

We work closely with our landlords and manage a wide range of homes across the Forest and surrounding towns. We have memberships with Safe Agent, the Property Ombudsmen, and the Tenancy Deposit Scheme (TDS) ensuring your tenancy is handled professionally, transparently and with your best interests in mind.

Please contact us on the below:

Lymington 01590 624814

Romsey 01794 331433

Wimborne: 01202 842248

lettings@spencersproperty.co.uk

www.spencersproperty.com

