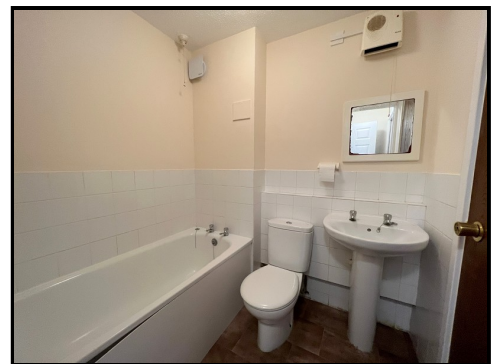




**12 Marram Close, Lymington, Hampshire. SO41 9FN**

**£650 Monthly**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
01425 625 500





**12 Marram Close, Lymington, Hampshire. SO41 9FN**

**£650 Monthly**

A recently refurbished and modernised ground floor unfurnished studio flat to let, located in a highly sought after location within a short distance of Lymington town centre and railway. Features of the property include Entrance Hall, Studio, newly fitted kitchen, bathroom, UPVC double glazing, electric heating, two allocated parking spaces.



## **RECESSED ENTRANCE PORCH**

Tiled flooring and composite front door provides access to:

## **ENTRANCE PORCH**

Door provides access to:

## **INNER HALL**

Ceiling light, modern consumer unit.

## **STUDIO ROOM (14' 7" X 9' 4") OR (4.45M X 2.85M)**

UPVC double glazed windows to the front elevation. Two ceiling light points, smoke detector, wall mounted Dimplex night storage heater. Power points, openway through to:

## **KITCHEN (9' 4" X 5' 5") OR (2.85M X 1.65M)**

Newly fitted with UPVC double glazed window. Extractor fan, part tiled wall surrounds, single bowl, single drainer stainless steel sink unit set into a work surface extending along two walls with base drawers and cupboards beneath. Fitted washing machine and under counter fridge. Fitted stainless steel electric oven with four ring electric hob over. Eye level storage cupboards, Dimplex wall mounted air heater. Power points.

## **BATHROOM (6' 2" X 5' 7") OR (1.87M X 1.70M)**

Ceiling light, part tiled wall surrounds, panelled bath unit, tiled surround, low level WC, pedestal wash hand basin, wall mounted electric heater, cupboard housing pre-lagged hot water cylinder with fitted immersion heater and slatted shelving surrounding.

## **OUTSIDE**

The property benefits from two allocated parking spaces. Located to the front boundary is a area of lawn.

## **VIEWING ARRANGEMENTS**

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

## **DIRECTIONAL NOTE**

Follow the signs for Lymington Town Centre on reaching the centre turn left by Waitrose and proceed and at the second roundabout turn right into Marsh Lane and take the second turning right into Bankhill Drive and then first left into Marram Close.

## **DEPOSIT INFORMATION**

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website [www.depositprotection.com](http://www.depositprotection.com)The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme.Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

## **TENURE**

The resale tenure for this property is

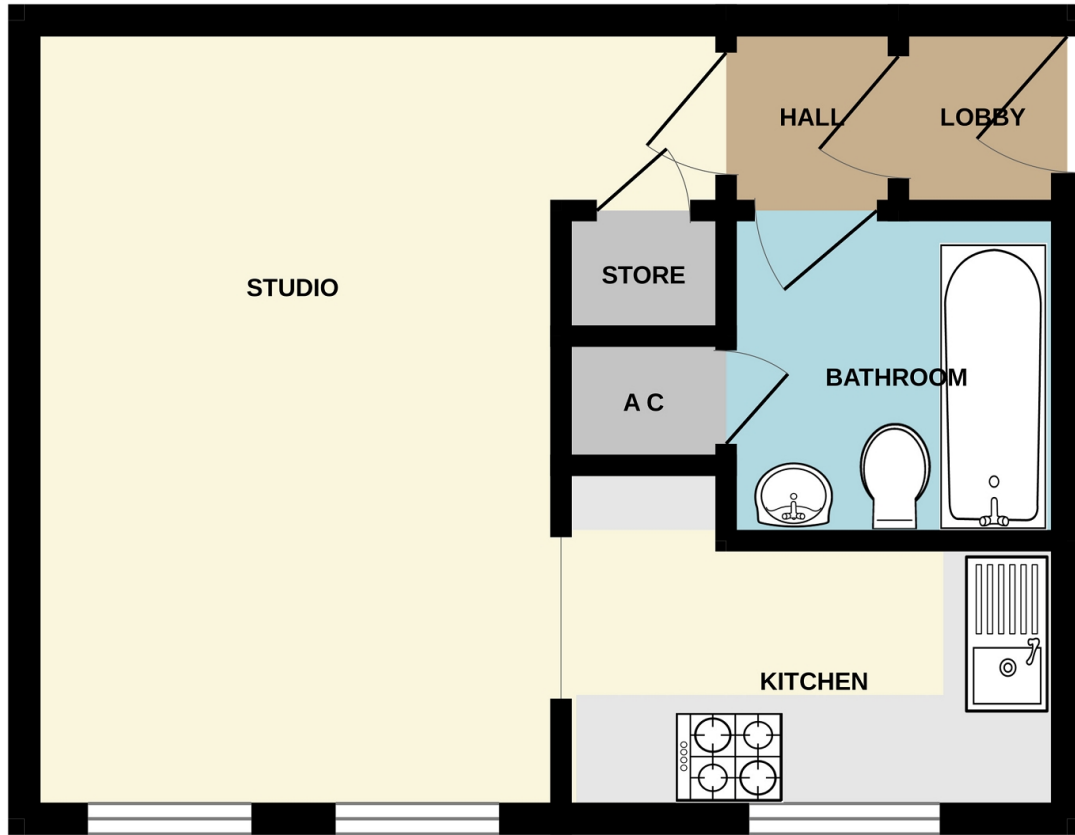
## **COUNCIL TAX**

The council tax for this property is band A

## **EPC RATING**

The EPC rating for this property is D68

GROUND FLOOR  
278 sq.ft. (25.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 278 sq.ft. (25.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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