



SPENCERS
LETTINGS

Apartment 64, Exbury Court Hillcroft Close Lymington

£1,250 Per month

Situated on the second floor of the sought-after Exbury Court development, this well-presented two-bedroom apartment offers spacious and comfortable accommodation, conveniently served by a lift and with allocated parking space and garage. Holding deposit: £288 Security deposit: £1442 Council tax band: D



- Available long term • Lift access • Second floor apartment • Balcony • Popular location • No pets due to lease restrictions • Garage

The property features a fitted kitchen with ample worktop and cupboard space, providing a practical area for everyday cooking and storage. The bright and inviting living room benefits from direct access to a private balcony, creating an ideal space to relax and enjoy the surroundings.

There are two double bedrooms, with the principal bedroom enjoying the added benefits of a built-in wardrobe and an en-suite bathroom. A separate family shower room serves the remainder of the accommodation.

Further advantages include a useful storage cupboard for coats and household items, helping to keep the living space organised and clutter-free.

Located within easy reach of Lymington's town centre, local amenities and transport links, this apartment offers comfortable living in a convenient and desirable location.

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 £36,000 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: 22nd July 2026



FLOOR PLAN

Approx Gross Internal Areas

House: 59.5 sqm / 641 sqft
Garage: 14.9 sqm / 160 sqft

Total Approx Gross Area:
74.4 sqm / 801 sqft

Ground Floor



Second Floor

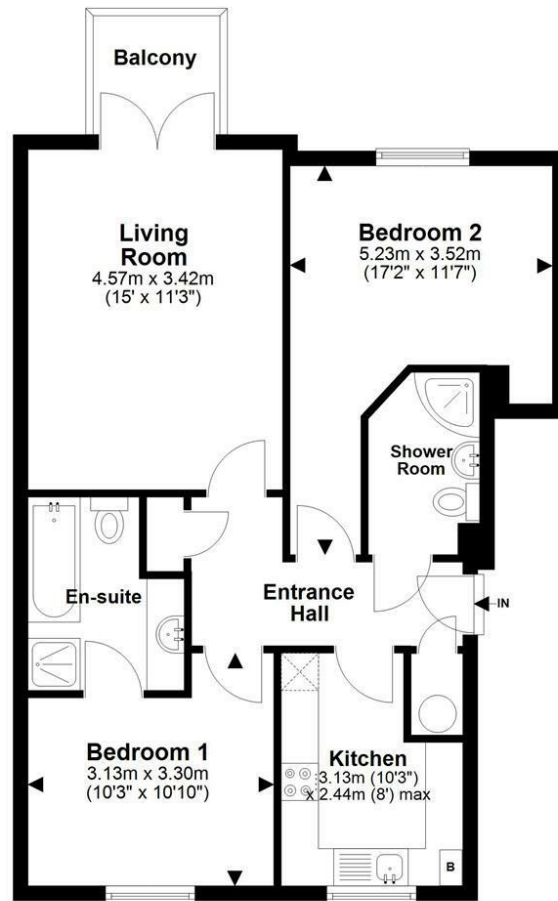


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	81
(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.



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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.

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