18 Ainslie Place

£1,300 Per month

Lymington

A beautifully presented one bedroom duplex apartment situated within the sought-after Lymington Shores development. Offering stylish split-level accommodation, a private patio terrace, secure underground parking and contemporary open plan living, the property is ideally located within easy walking distance of Lymington's quay, marina and bustling High Street. Holding deposit: £300 Security deposit: £1500 Council tax band: B

• One spacious double bedroom • Private west-facing terrace • Secure underground allocated parking sp • Gas central heating • Air filtration system • Superfast broadband available (up to 80 Mbps, Ofcom)

The accommodation opens into a bright and spacious open plan living area, providing a comfortable lounge space with views over the private terrace. The room flows seamlessly into the modern kitchen and dining area, creating an ideal setting for both everyday living and entertaining. The contemporary kitchen is fitted with a range of units and brand new integrated appliances including a gas hob, oven, extractor hood, dishwasher and fridge/freezer and a washer/dryer. An understairs cupboard and additional storage cupboard provide practical storage solutions.

Stairs rise to the first floor where the generous double bedroom enjoys an elevated outlook across Lymington and towards the station. A modern bathroom fitted with a white suite and shower over the bath serves the property. Further benefits include double glazing, gas central heating and an air filtration system.

Externally, the property enjoys a private west-facing terrace, ideal for outdoor dining and relaxing in the afternoon and evening sun. Residents also benefit from attractive communal grounds, riverside pathways, children's play areas, secure bicycle storage and ample visitor parking. The property comes with one allocated space within the secure underground car park.

Lymington Shores occupies an enviable position within easy walking distance of Lymington's vibrant High Street, historic quay and renowned marina. The town offers an excellent selection of independent shops, cafés, restaurants and leisure facilities, whilst the stunning New Forest National Park is right on the doorstep. Excellent transport links include nearby Brockenhurst railway station with direct services to London Waterloo.

The property's construction is brick and tile. The property has 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 eligible to rent this property, as a tenant you must be able to demonstrate a minimum annual income of £39000. Any application will be subject to satisfactory credit checks, assessment of existing financial commitments, and landlord references. If you have any concerns regarding these requirements, or believe you may be unable to meet them, please let us know before arranging a viewing of the property.

Please be aware that for non-Housing Act tenancies, such as company lets, referencing and tenancy agreement fees remain applicable and are payable by the tenant in line with our Tenant Scale of Charges. Full details can be found on our website via the link below:
https://spencersproperty.co.uk/letting-spencers/

ADDITIONAL INFORMATION

Council Tax Band: B
Furnishing Type: Unfurnished
Security Deposit: £1,500
Available From: 21st September 2026

Approx Gross Internal Area
48.8 sqm / 525.7 sqft

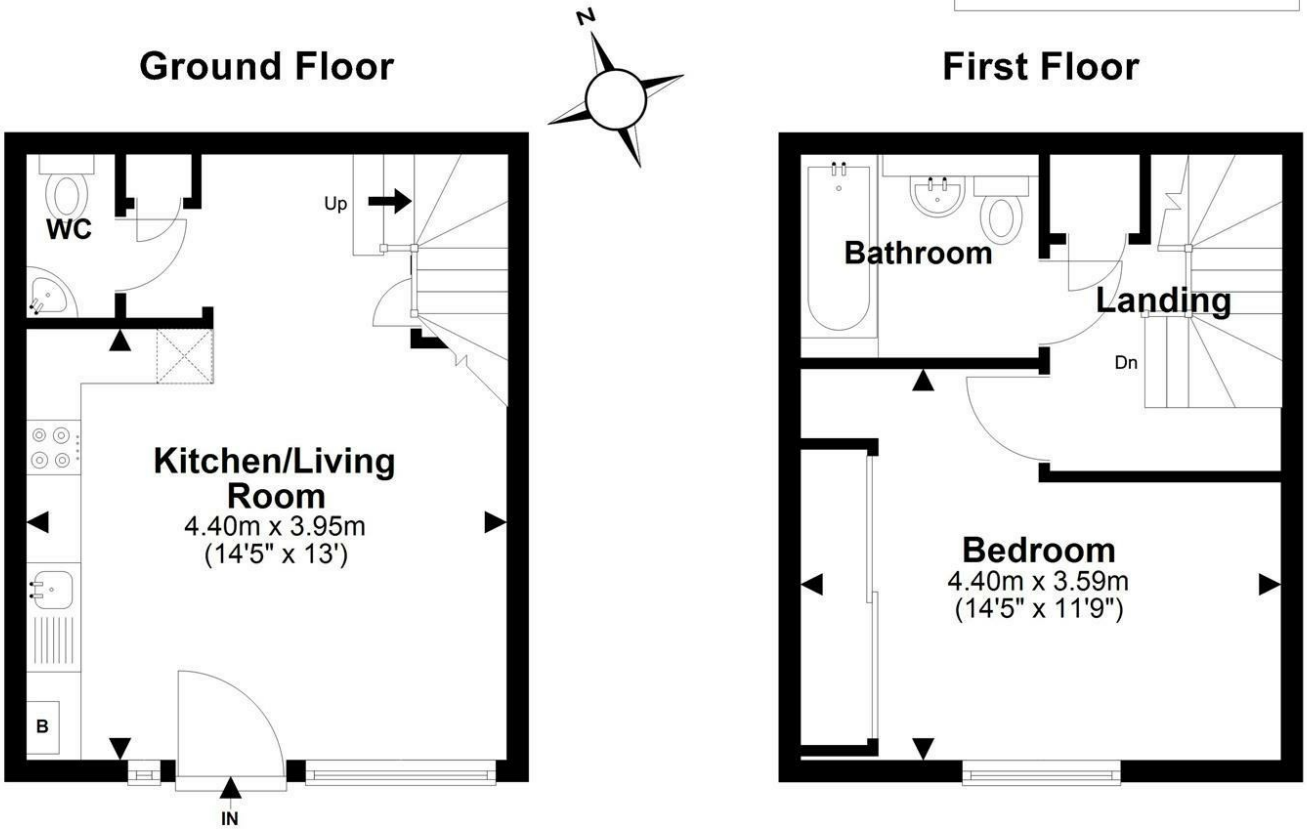
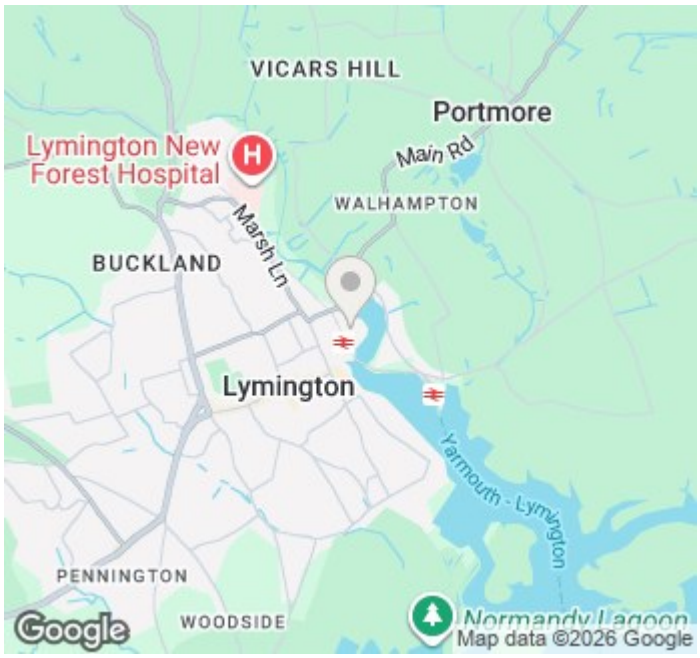


Illustration for identification purposes only; measurements are approximate, not to scale.
www.fpusketch.co.uk
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	80
(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:

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