



45 Kingsley Gardens
Totton

£1,000 PCM

A well-presented ground floor maisonette situated in a convenient residential location. The property offers bright and well-proportioned accommodation throughout and benefits from a private garden and two allocated parking spaces, providing comfortable and practical living. To rent this property, applicants will need a minimum household income of £30,000. The total deposit required is £1,153.00, with a holding deposit of £230.00.



• Gas Central Heating • Two Allocated Parking Spaces • Council Tax Band B • Low Maintenance Garden

A well-presented ground floor maisonette offering bright and well-proportioned accommodation throughout.

Upon entering the property, you are welcomed into an entrance hall providing access to all principal rooms within the maisonette.

The sitting/dining room is positioned to the rear of the property and offers a bright and comfortable living space with plenty of room for both lounge and dining furniture. The fitted kitchen is accessed from the living area and comprises a range of wall and base units with worktop space and room for appliances.

The property further benefits from a well-proportioned double bedroom and a bathroom fitted with a bath, wash basin and WC.

Externally, the maisonette enjoys the benefit of a private garden, ideal for outdoor seating and entertaining, together with two allocated parking spaces. Conveniently situated close to local amenities and transport links, the property offers comfortable and practical living throughout.

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.

ADDITIONAL INFORMATION

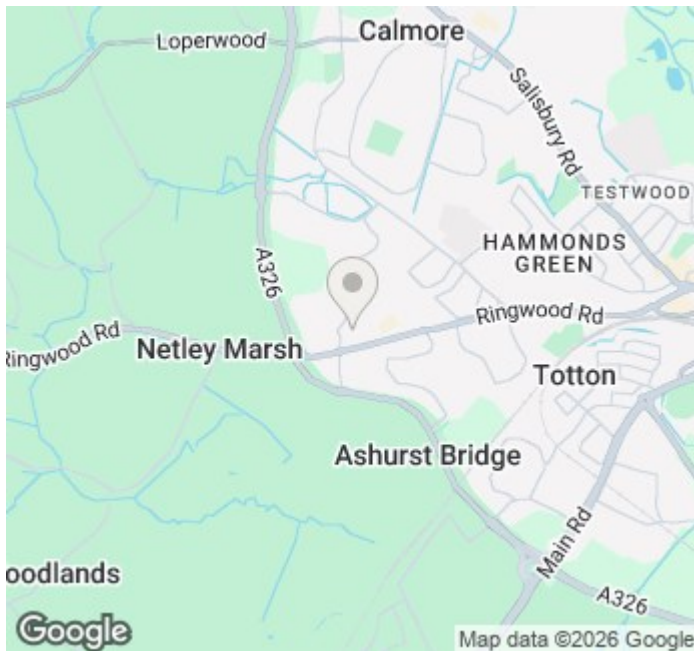
Council Tax Band: B

Furnishing Type: Unfurnished

Security Deposit: £1,153

Available From:





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(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	



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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 01794 331433

Romsey 01794 331433

Wimborne: 01202 842248

lettings@spencersproperty.co.uk

www.spencersproperty.com