# Flat 2 Quay Street

# Lymington

# £1,600 PCM

A beautifully presented and furnished two bedroom apartment set across three levels, tucked away on the historic cobbles of Lymington Quay. Holding deposit: £369 Security deposit: £1846 Council tax band: A

• Fully furnished throughout • Historic location • NFDC parking permit included • Available long term • Beautifully presented • Across 3 levels • Ground floor access

Situated to the rear of a shop, this charming home enjoys its own private entrance at ground level. Patio doors open directly into a bright and welcoming living room, creating an immediate sense of space and comfort.

Stairs rise to the first floor where you'll find a generous dining room overlooking the cobbles, complete with an attractive feature fireplace that adds warmth and period charm. The well-equipped kitchen offers ample worktop and cupboard space, oven and hob, and a range of under-counter appliances. A convenient WC is also located on this floor.

The top floor offers two double bedrooms, each thoughtfully designed with built-in storage and their own shower and hand basin units.

A fantastic opportunity to live in one of Lymington's most iconic locations, moments from the waterfront, boutiques, cafés, and coastal walks.

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 £50,850 income 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.

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: A
Furnishing Type: Furnished
Security Deposit: £1,846
Available From: 3rd August 2026

# FLOOR PLAN

**Approx Gross Internal Area**
**69.6 sqm / 748.9 sqft**

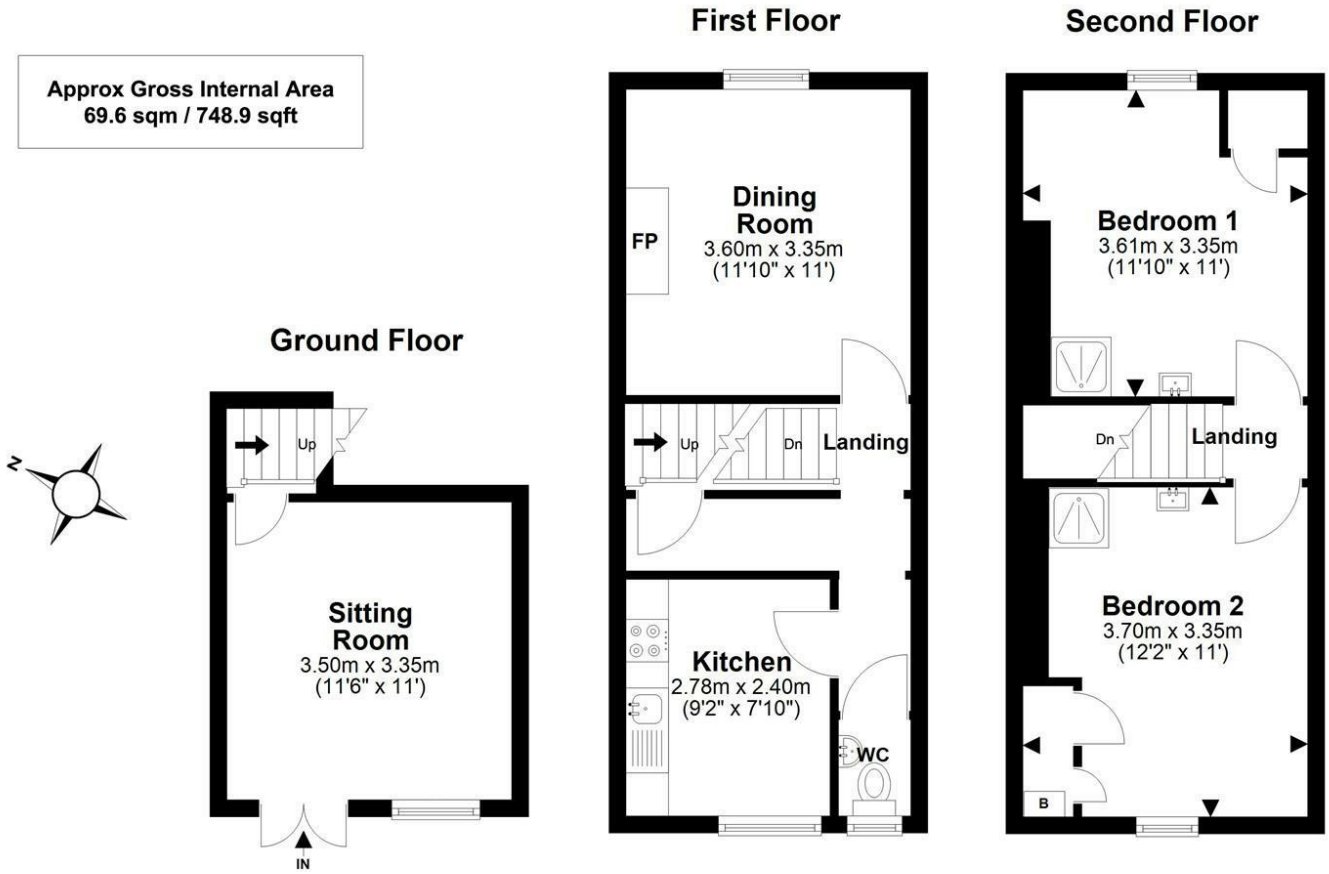
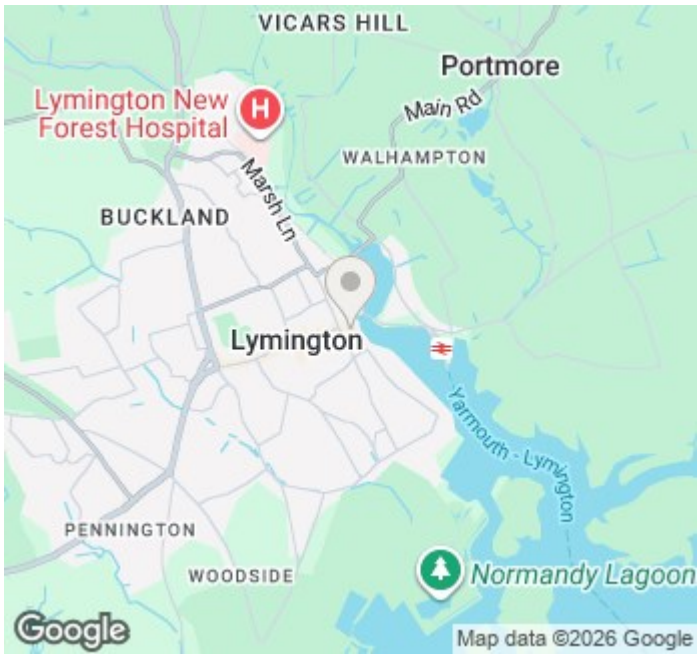
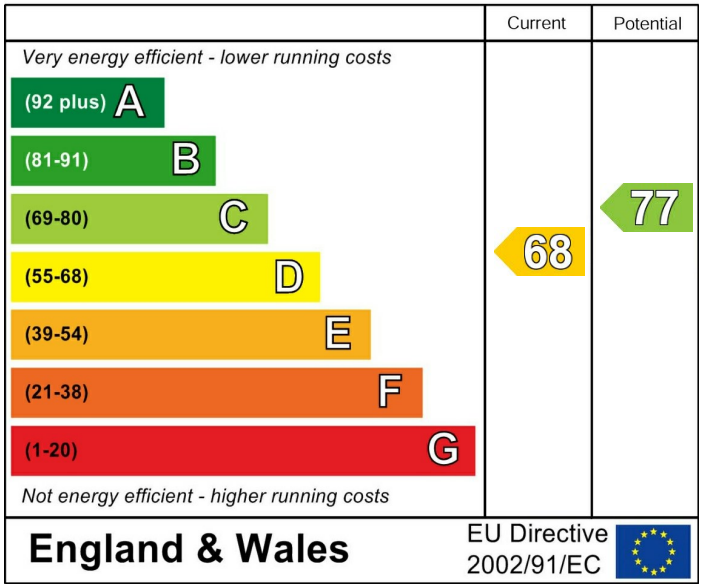



Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.




## Energy Efficiency Rating




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