


# 4 River Court Gosport Street Lymington

£800 PCM

A well presented ground floor studio flat, ideally located on Gosport Street in the heart of Lymington. The studio is within easy walking distance of the train station, local restaurants and shops and the quay. Holding deposit: £184 Security deposit: £923 Council tax band: A





• Fantastic location • Ground floor • Well presented • Studio apartment • No parking- but local parking available • Available for long term let

Inside, the flat features a compact open-plan living space, a modern bathroom with a walk-in shower, and a functional kitchenette with fridge and washing machine.

Gosport Street is just moments from Lymington High Street, with its charming mix of independent shops, cafes, and a popular Saturday market. The scenic quay and marina are also within walking distance, offering beautiful waterside views and access to coastal walks. Lymington train station is nearby, providing convenient links to Brockenhurst and the wider New Forest area.

Please note: there is no parking available with this property.

The property's construction is brick and tile.

The property has mains electric 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 £24,000. 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: Lettings - Spencers Property - Letting Agents: Lymington

## ADDITIONAL INFORMATION

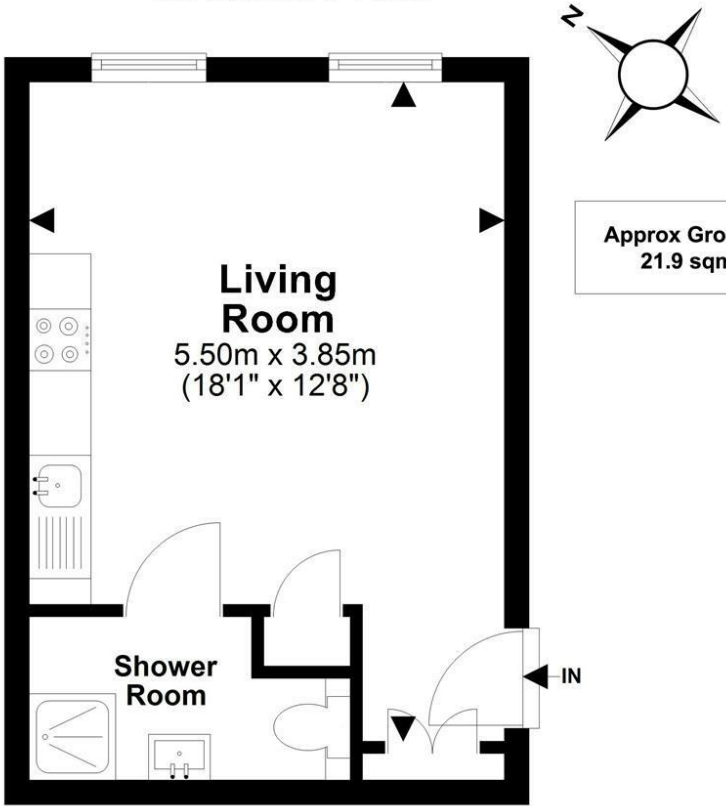
Council Tax Band: A
Furnishing Type: Unfurnished
Security Deposit: £923
Available From: 28th January 2027





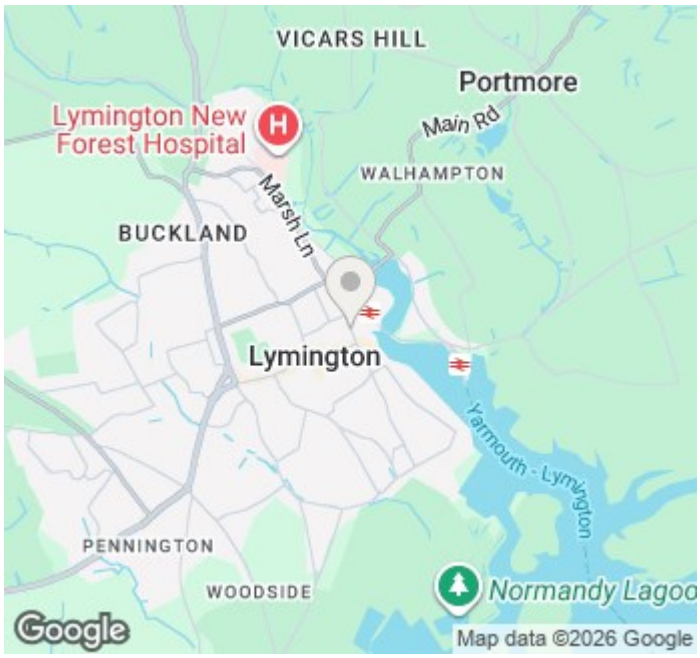
## Floor Plan

### Ground Floor




**Approx Gross Internal Area**
**21.9 sqm / 235.7 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 | 75 |
| (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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Wimborne: 01202 842248

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