



SPENCERS  
LETTINGS

## Flat 17, River Court Gosport Street Lymington

£725 PCM

A freshly redecorated second-floor studio flat set within the ever-popular River Court development, ideally positioned in the heart of Lymington. This bright and well-presented studio offers comfortable long-term accommodation just moments from the High Street and local amenities. Holding deposit: £167 Security deposit: £836 Council tax band: A.



- Convenient location • Studio apartment • Newly painted • Available long term • No pets • Allocated parking space

The main living/ bedroom space has been newly repainted, creating a clean and welcoming feel, and includes a fitted kitchen area with oven and hob. The property benefits from a separate bathroom, featuring a walk-in shower, toilet, and hand basin.

The property has an allocated parking space. It is a superb central location puts shops, cafes, transport links, and Lymington's scenic riverside all within easy reach.

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.

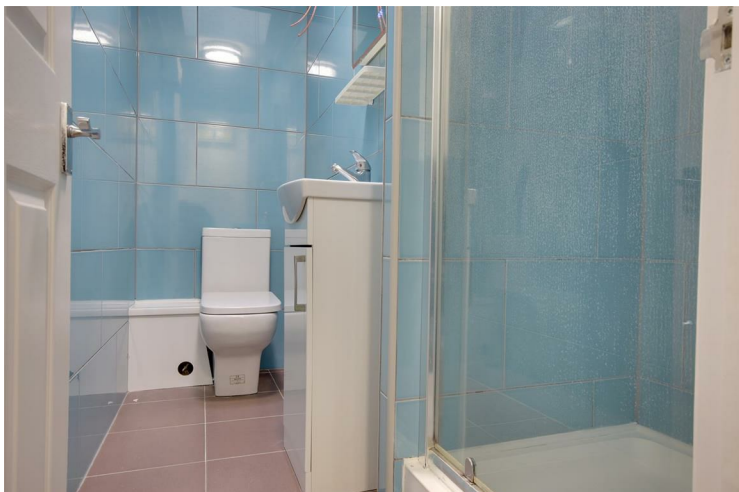
#### ADDITIONAL INFORMATION

Council Tax Band: A

Furnishing Type: Unfurnished

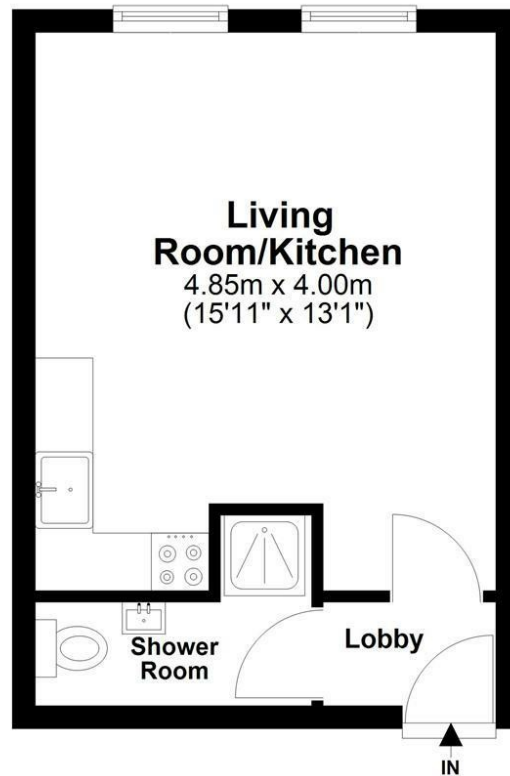
Security Deposit: £836

Available From: 30th March 2026



## FLOOR PLAN

## Second Floor



Approx Gross Internal Area  
23.4 sqm / 251.9 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>81</b> |
| (69-80) <b>C</b>                            | <b>71</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.



## 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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