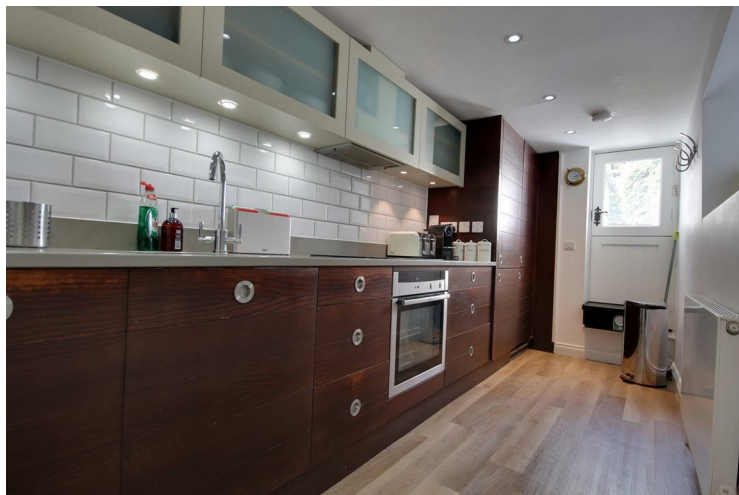




## Keystone Cottage Quay Street Lymington

£1,400 PCM

Nestled on the charming cobbles of Quay Street in Lymington, this delightful two storey cottage offers a unique blend of character and convenience. With two bedrooms and a well-appointed bathroom, this property is perfect for those seeking a quaint yet functional living space close to the vibrant marina, an array of restaurants, and local shops. Holding deposit: £323 Security deposit: £1615 Council tax band: D. To rent this property you must be able to prove an annual income of £42,000.



- Charming 2-bedroom cottage • Located on Lymington Quay • Close to marina and shops • Galley kitchen with appliances • Bedroom two/study • Small outdoor space • Near restaurants and amenities • Viewing highly recommended • Grade 2 Listed

Upon entering, you are welcomed into a fairly spacious living room that exudes warmth and comfort, providing an ideal setting for relaxation or entertaining guests. The living area seamlessly connects to a galley kitchen, which is thoughtfully equipped with ample work and cupboard space, an oven and hob, a fridge, a washing machine, and a dishwasher, making it a practical choice for everyday living.

The first floor features the master bedroom, alongside a modern bathroom complete with a walk-in shower. Ascending a further set of stairs, you will discover an additional room that offers versatility; it can serve as a spare room or a study, although it is important to note that this space is open from the stairs with no door for privacy.

While the property boasts a very small outdoor area off the kitchen, it provides a practical solution for bike storage or bin placement. This charming cottage is an excellent opportunity for those looking to immerse themselves in the picturesque surroundings of Lymington, combining the allure of coastal living with the comforts of home.

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 pass referencing you will need to be able to prove an annual income of £42000.

#### ADDITIONAL INFORMATION

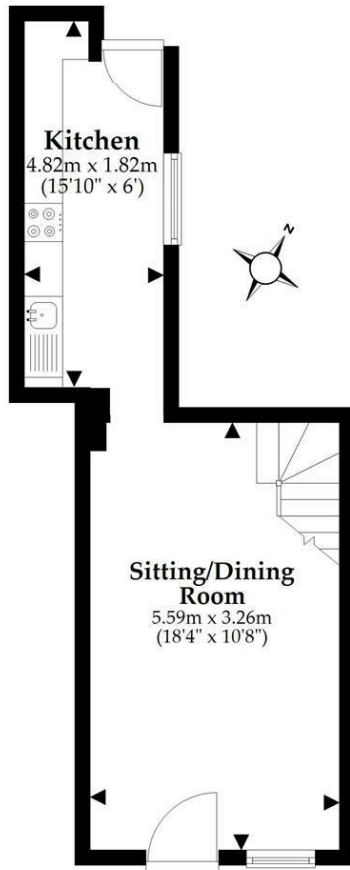
Council tax band: D Furnishing Type: Part furnished Security Deposit: £1,615 Available From: 8th July 2025





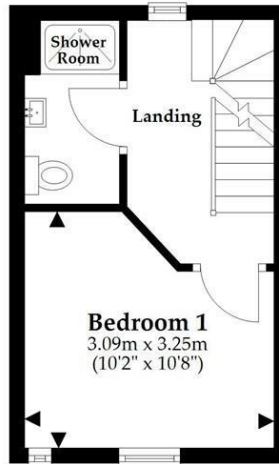
## Ground Floor

Approx. 26.9 sq. metres (289.7 sq. feet)



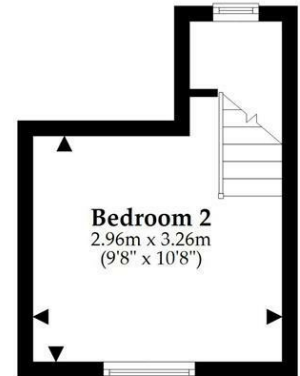
## First Floor

Approx. 18.2 sq. metres (196.2 sq. feet)



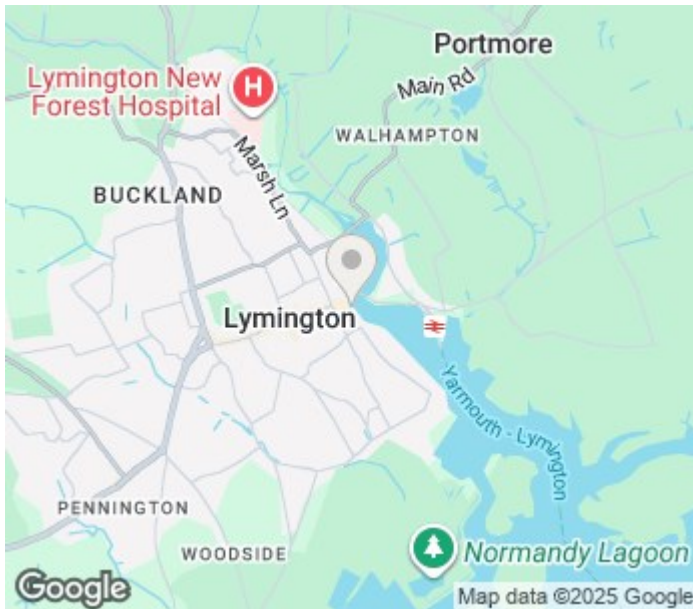
## Second Floor

Approx. 11.4 sq. metres (123.2 sq. feet)



Total area: approx. 56.6 sq. metres (609.1 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>72</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		
England & Wales	EU Directive	



# SPENCERS

LETTINGS

## ABOUT US

Spencers' lettings office offers a dedicated, specialist lettings service with every aspect managed in-house, from maintenance to property inspections. The team undergo regular training to keep on top of continually changing legislation and are frequently praised by landlords and tenants for their friendly professionalism, thoroughness and reliability. The office works closely with Spencers' estate agency offices and broadly covers the New Forest area including Lymington and Lyndhurst, Romsey and Totten, Beaulieu, Ringwood, Brockenhurst, Burley and the Christchurch area including Highcliffe and Barton on Sea.



## CONTACT US

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