



8b Hayters Court

Grigg Lane, Brockenhurst, SO42 7PG

SPENCERS
NEW FOREST



The Property

A two bedroom first floor apartment benefiting from a balcony. Built by multi-award winning developer Pennyfarthing Homes, the property is finished to an exacting standard throughout and has the benefit of being located right in the heart of Brockenhurst Village.

Offering fantastic living space and immaculately presented accommodation, this is the ideal property that offers both modern living with country life. With ample natural light throughout the property and offered to the market with no onward chain.

- £5000 paid towards stamp duty
- Ideal Investment Property for both Assured Shorthold Tenancy and Holiday Letting
- Two bedroom first floor apartment
- Communal lift
- Multi-award winning developer, Pennyfarthing Homes
- Located right in the heart of Brockenhurst Village
- Fantastic living space
- Immaculately presented accommodation
- Offering both modern living with country life
- Ample natural light throughout
- No Ground Rent
- Share of Freehold
- Potential gross rental return on an Assured Shorthold Tenancy in the region of £13,000 per annum
- Potential gross holiday letting return in the region of £20,000-£25,000.
- Pets permissible by prior agreement

£399,950





The property enjoys a fantastic position being ideally located within yards of the centre of Brockenhurst Village, offering a good selection of boutique shops, everyday stores, cafes and restaurants catering for everyday needs

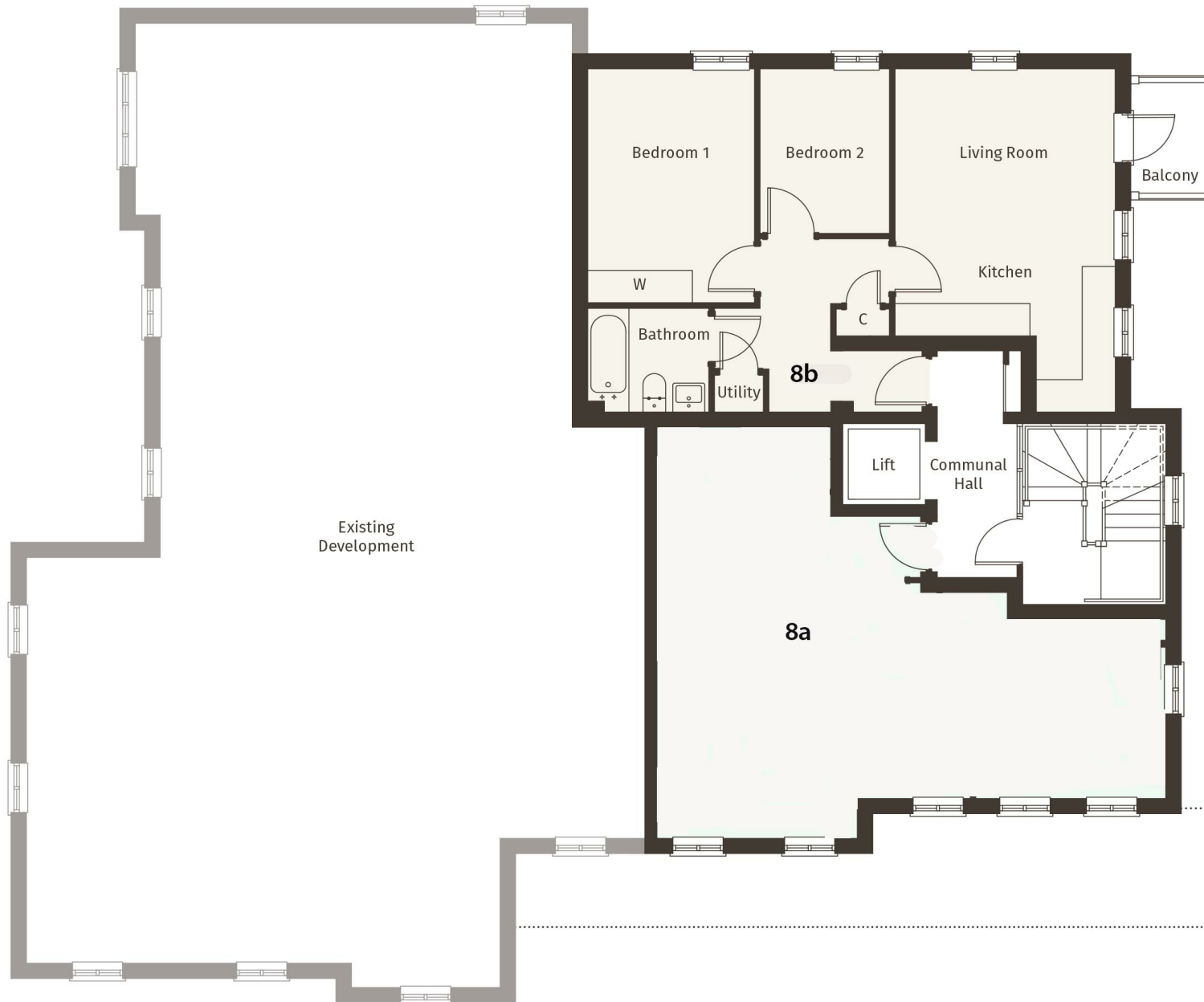
Specification

- Integrated Neff appliances to include: oven, microwave, cooker with extractor hood over and dishwasher
- Integrated Zanussi fridge/freezer
- Karndean flooring throughout the Kitchen/Living Room
- Washing Machine/Dryer provided in Utility Cupboard
- TV and SkyQ points provided
- Gas fired central heating with energy efficient Worcester combi-boiler
- White UPVC double glazed doors and windows
- Video telephone entry system
- Two allocated parking spaces in residents car park
- Complete with 10 year Build-Zone Warranty and 2 year Pennyfarthing Homes Customer Care Warranty

Directions

From our office in Brockenhurst, turn left and proceed along Brookley Road. Take the first turning on the left into Grigg Lane, after approximately 100 yards, turn left into the Hayters Court development, denoted by our For Sale board.

FIRST FLOOR APARTMENT FLOOR PLAN

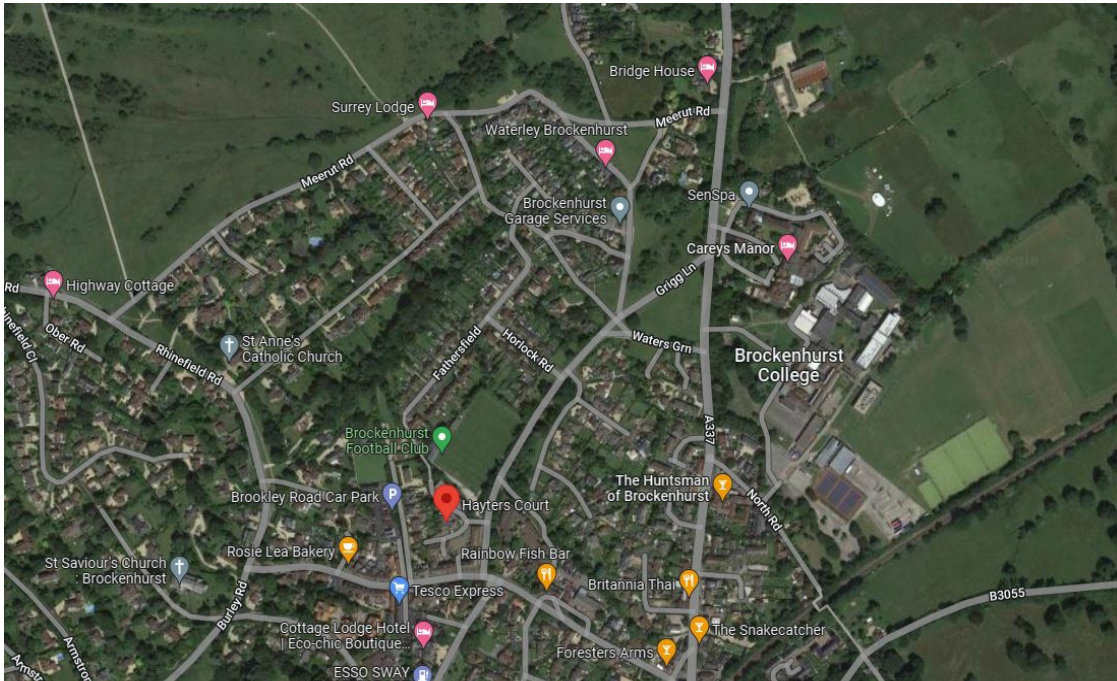


Apartment 8b

Kitchen/Living Room:
6.35m x 3.91m 20'10" x 12'10"

Bedroom 1:
4.34m x 3.10m 14' 3" x 10'2"

Bedroom 2:
3.07m x 2.39m 10' 1" x 7' 10"



Situation

The mainline railway station is within easy reach offering direct links to Southampton Central, Winchester and London Waterloo. The picturesque village of Beaulieu lies 7 miles to the East with the marina of Bucklers Hard on the Beaulieu River. Approximately 4 miles to the South is the Georgian market town of Lymington with its extensive yachting facilities, ferry service to Yarmouth, Isle of Wight and its famous Saturday county market. To the North is the village of Lyndhurst and Junction 1 of the M27 motorway which links to the M3 giving access to London.

Points of Interest

- Brockenhurst Village Centre 0.2 miles
- Brockenhurst Railway Station 0.4 miles
- Careys Manor Hotel & Spa 0.4 miles
- Brokenhurst Manor Golf Club 1.2 miles
- The Pig Restaurant 1.4 miles
- Lymington Town Centre 5.1 miles

Services

Energy Performance Rating: C Current: 79 Potential: 79

Council Tax Band: B

All mains services connected

Tenure: Share of Freehold

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will



For more information or to arrange a viewing please contact us:

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