



7 Webbs Mews, High Street, Hartley Wintney, Hampshire RG27 8NZ

£1,150 pcm

A two bedroom first floor flat located within the heart of Hartley Wintney village centre. The property was refurbished and comprises entrance hall with stairs to first floor; kitchen/living room, 2 bedrooms and 2 shower rooms, one of which is en-suite. Please note there is no allocated parking.

The property is unfurnished and available from 8th April.

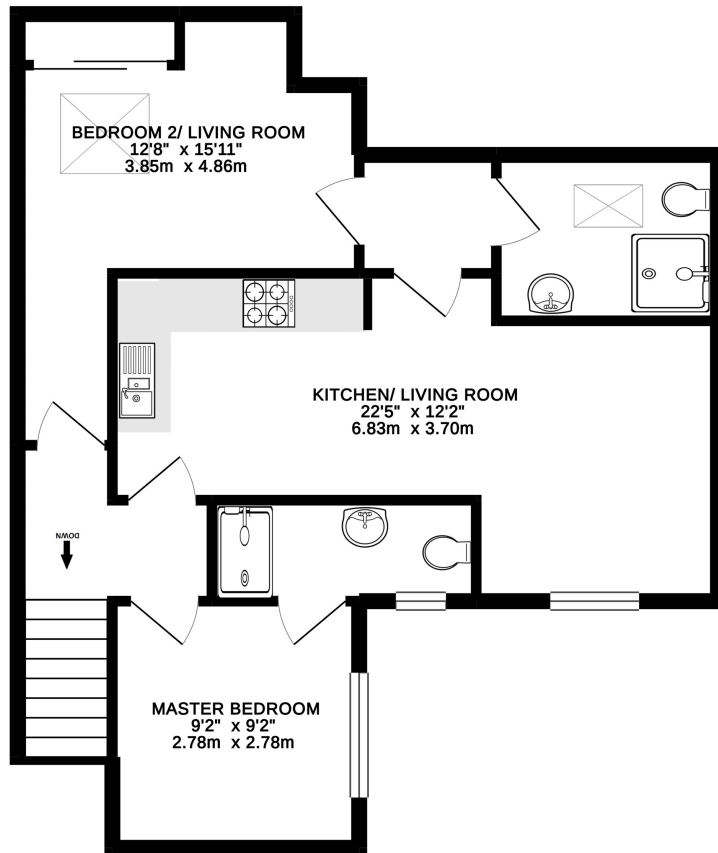
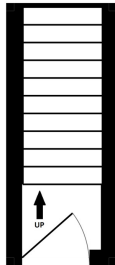
Energy Efficiency Rating - C Council Tax Band - B Tenancy Length - 12 months

ADDITIONAL CHARGES: Security deposit - £1,326.00 (5 weeks rent) Holding deposit – £265.00 (equivalent to 1 weeks rent)(holding deposit deducted from 1st months' rent due, on successful completion of a tenancy but non-refundable should a Tenant withhold/provide misleading information that may affect their application, or if they withdraw)

McCarthy Holden is a member of the Propertymark client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme

FIRST FLOOR 591 sq. ft.
(54.9 sq. m.)

ENTRANCE HALL 32 sq. ft.
(3.0 sq. m.)



TOTAL FLOOR AREA : 623 sq. ft. (57.9 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing:

Telephone: 01252 622550

Email: lettings@mccarthyholden.co.uk

Services:

EPC Rating - C (72)

Local Authority:

Hart District Council
Council Tax Band - B

Fixture and Fittings:

All items of fixture and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

CONSUMER PROTECTION REGULATIONS

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

