



5 The Lamb, High Street, Hartley Wintney, Hook, Hampshire RG27 8UT

£1,800 pcm

The restoration of this charming historic Grade II listed building offers a perfect blend of history and period features, with the benefit of modern living and specification. The historic Lamb Hotel is situated centrally in picturesque Hartley Wintney with an eclectic range of shops and eateries close at hand. The property has a private entrance which leads directly from the communal courtyard. Accommodation consists of an impressive living/dining room with high ceilings, and which leads directly into the kitchen which offers quality, integrated appliances and shaker-style units.

There are two double bedrooms with main bedroom benefitting from en suite shower facilities. Principal modern bathroom suite.

Outside, the property has two private parking spaces and use of the communal courtyard.

The property is unfurnished and available 29th April.

ADDITIONAL CHARGES:

Security deposit - £2,076.00 (5 weeks rent), Holding deposit – £415.00 (equivalent to 1 week's 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)

Further Tenant fee information available on; mccarthyholden.co.uk/wp-content/uploads/2019/05/Tenant-fees-new-tenancies.pdf

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

Viewing:

Telephone: 01252 622550

Email: lettings@mccarthyholden.co.uk

Services:

EPC Rating - C (80)

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.

