



Constructed in 2015 to a high specification is this Shanly Homes built ground floor apartment, situated within the heart of the picturesque village of Hartley Wintney offering a range of shops, restaurants, golf course, cricket green, dentist and doctors surgery. The apartment is approached via a gated entrance which in turn leads to a landscaped courtyard incorporating a feature water fountain.

The layout comprises entrance hall, cloakroom, impressive kitchen/dining room with range of built in units, appliances and glazed doors to garden, spacious living room with floor to ceiling windows overlooking the garden, inner hallway, main bedroom with range of built in wardrobes, floor to ceiling window and en suite shower room, bedroom two with built in wardrobe and further shower room.

Outside, enclosed rear garden mainly laid to lawn with patio area. Two parking spaces are provided in the private parking area.

Unfurnished. Available beginning January 2022.

Energy Efficiency Rating - C

Under the Estate Agency Act 1979 we disclose that the Landlord is an employee of the company.

**ADDITIONAL CHARGES:** Security deposit - £1,846.00 (5 weeks rent) Holding deposit – £369.00 (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).

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



## HIGH STREET, HAMPSHIRE

£1,600 pcm