

VIEWINGS TO TAKE PLACE FROM 7TH MAY BY APPOINTMENT ONLY.

A charming barn conversion located on the edge of Hartley Wintney village.

Benefits to the property include an open plan kitchen/dining/living room, separate utility, shower room along with parking. The accommodation is arranged over two floors, the ground floor has the open plan reception room, the kitchen area is fitted with units and appliances that include an electric oven and hob with extractor hood over; dishwasher; there is also a useful utility room with additional cupboards, butler sink, free standing fridge/freezer, washing machine and tumble dryer.

Upstairs there is a modern shower room, the main bedroom with exposed beams and vaulted ceilings and this is adjacent to an 'occasional bedroom' which could also be used as a dressing room/study area.

The property is offered furnished and available from 26th May. Would suit a single professional or couple. Sorry no pets

Energy Efficiency Rating - C      Council Tax Included      Term 12 months

#### ADDITIONAL CHARGES:

THERE IS AN ADDITIONAL FIXED PAYMENT OF £300.00 PER CALENDER MONTH WHICH COVERS THE COUNCIL TAX, WATER, GAS AND ELECTRIC CHARGES. THIS MAKES THE TOTAL RENTAL £1,700.00 PER CALENDER MONTH.

Security deposit - £1,961.00 (5 weeks rent), Holding deposit – £392.00 (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/2024/04/Tenant-Fees-%E2%80%94-New-Tenancies-2024.pdf](https://mccarthyholden.co.uk/wp-content/uploads/2024/04/Tenant-Fees-%E2%80%94-New-Tenancies-2024.pdf)

McCarthy Holden is a member of the Propertymark client money protection scheme,



## ARROW LANE, HOOK

£1,400 pcm