



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.

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

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



HIGH STREET, HARTLEY WINTNEY

£1,800 pcm