



A first floor one bedroom apartment situated on a private gated development, within walking distance of Hook train station and offering convenient access to local amenities and M3 junction 5.

Entrance hall, double bedroom, bathroom with shower attachment over the bath.

Open plan double aspect living room with fitted kitchen area offering a Washer/dryer, under counter fridge, a built in electric oven and a gas hob.

Outside there are communal grounds and there is one allocated parking space.

Energy Efficiency rating - C / Council tax Band - C / Tenancy Length – 12 months

#### ADDITIONAL CHARGES

Security deposit - £1,263.00 (5 weeks rent), Holding deposit – £252.00 (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/2024/07/Tenant-fees-new-tenancies.pdf](https://mccarthyholden.co.uk/wp-content/uploads/2024/07/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.



## FOUNDRY CLOSE, HOOK

£1,095 pcm