



A ground floor 2 bedroom flat situated close to Fleet and its amenities. The property benefits from gas central heating, double glazing and has been redecorated and newly carpeted.

Entrance hall with storage cupboard, lounge/dining room with patio doors to a patio area and communal lawn. Archway to the fitted kitchen which includes an oven and hob, integrated microwave and a range of base and wall units. There is an en suite shower room to the main bedroom and a further bedroom and bathroom.

Outside there is an allocated parking space.

Available Now. Unfurnished.

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

#### ADDITIONAL CHARGES

Security deposit - £1557.00 (5 weeks rent), Holding deposit – £311.00 (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



**CLARENCE ROAD, FLEET**

**£1,350 pcm**