



A 2nd floor one bedroom apartment, conveniently situated between the town centre and train station. The property offers security entry system with lift to all floors, open plan living room leading to fitted kitchen with oven, hob, fridge/freezer, microwave and dishwasher, and separate utility cupboard housing washer/dryer.

Double bedroom with free-standing wardrobe, chest of drawers and bedside cabinets, bathroom with fitted shower over bath. The property benefits from electric heating and double glazed windows. Outside is one allocated parking space and additional visitor parking (permits required).

To be let unfurnished and available mid August.

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

#### ADDITIONAL CHARGES

Security deposit - £1,211.00 (5 weeks rent), Holding deposit – £242.00 (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, and also a member of The Property Ombudsman which is a redress scheme.



**121-123 FLEET ROAD, FLEET**

**£1,050 pcm**