



A 2 bedroom 1st floor maisonette situated adjacent to a duck pond and overlooking woodland.

Entrance hall with stairs leading up to the bathroom with shower over the bath. Further stairs to the main floor comprising of a dual aspect lounge/dining room, kitchen/breakfast room with electric cooker, washing machine, dishwasher and fridge/freezer and 2 bedrooms the main having a fitted wardrobe .

There is a spiral stair case leading to a carpeted area which is suitable for storage and outside there is a garage in a block with parking available in front of the garage.

Available mid May. Unfurnished.

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

ADDITIONAL CHARGES

Security deposit - £1,615.00 (5 weeks rent), Holding deposit – £323.00 (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

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.



LONDON ROAD, HARTLEY WINTNEY

£1,400 pcm