



A two bedroom 1st floor coach house reached via external stairs within a modern gated development, a short walk from Fleet mainline station. Neutrally decorated with wood floor throughout, the property has 2 double bedrooms, both with a fitted wardrobe, lounge/dining room, fitted kitchen with washing machine, electric oven and hob and fridge/freezer.

Bathroom with shower over the bath. Outside there is a covered parking space with a storage cupboard behind.

To be let unfurnished and available mid June.

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

#### ADDITIONAL CHARGES

Security deposit - £1,586.00 (5 weeks rent), Holding deposit – £317.00 (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.



**FLEET ROAD, FLEET**

**£1,375 pcm**