



A three bedroom first floor apartment which is ideally situated for Fleet Town Centre and the railway station. Accommodation comprises entrance hall, spacious open plan lounge/kitchen with appliances which include washing machine, tumble dryer, fridge/freezer, electric oven and hob and dishwasher, Juliet balcony, large main bedroom, further double bedroom and single bedroom, modern fitted bathroom.

The property also benefits from a secure entry system and one allocated parking space.

Fleet has excellent commuter links with trains to London Waterloo from 43 minutes via the mainline rail station and Junction 4a of the M3 motorway linking to the M25.

Fleet town centre offers comprehensive shopping and leisure facilities, schools for all age groups, churches of various denominations and various health care services.

Available mid to end of July. Unfurnished.

Energy Efficiency Rating - C. Council Tax Band - C. Tenancy Length - 12 months

Security deposit - £1,557.00 (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.



## BRAMSHOTT PLACE, FLEET

£1,350 pcm