



A 2/3 bedroom coach house style property, situated close to local amenities on the sought after Crookham Park development.

The property provides entrance hall with Karndean flooring and stairs to the first floor, comprising open-plan living/dining/kitchen area with fitted appliances and Karndean flooring, bedroom 3/study and guest cloakroom. To the 2nd floor are two double bedrooms, fitted storage cupboards and bathroom with fitted shower over.

To the outside, the property has a small area of grass to the front, 1 covered parking space with storage container and a further allocated space.

To be let unfurnished and available from 12th July .

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

#### ADDITIONAL CHARGES

Security deposit - £1,840.00 (5 weeks rent), Holding deposit – £368.00 (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.



## JUBILEE DRIVE, CHURCH CROOKHAM

£1,595 pcm