



Shaftesbury Mount, Hawley Hill GU17 9JR

£1,250 PCM

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- Back to back house
- Two bedrooms
- Brand new bathroom
- Additional WC
- Hawley Hill development
- Brand new kitchen
- Full redecoration
- Residents parking

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Description

Having been the subject of much refurbishment, including a brand new kitchen, brand new bathroom and full redecoration is this two bedroom Charles Church 'Warwick' style back to back home located on the popular Hawley Hill development.

The accommodation comprises entrance hall with cloakroom, lounge/dining room and brand new kitchen on the ground floor whilst the first floor offers two bedrooms (one double and one single) and the brand new shower room. Outside there is residents parking.

Unfurnished and available immediately
Regretfully no pets and maximum of one small child

Council tax band: C

EPC rating: C

Minimum tenancy length - 12 months with a 6 month break clause

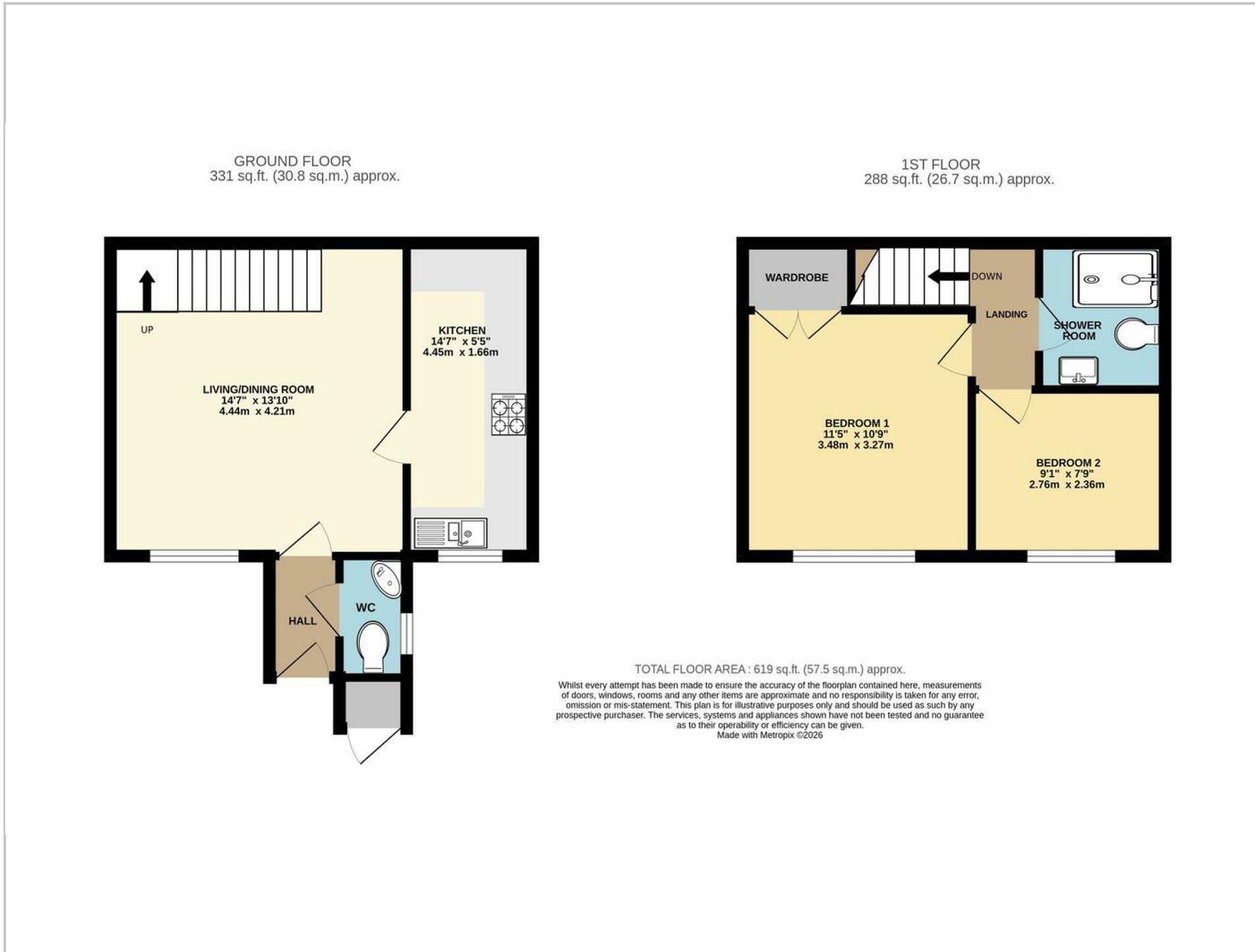
Deposit = 5 weeks rent - £1,442

First Months rent - £1,250

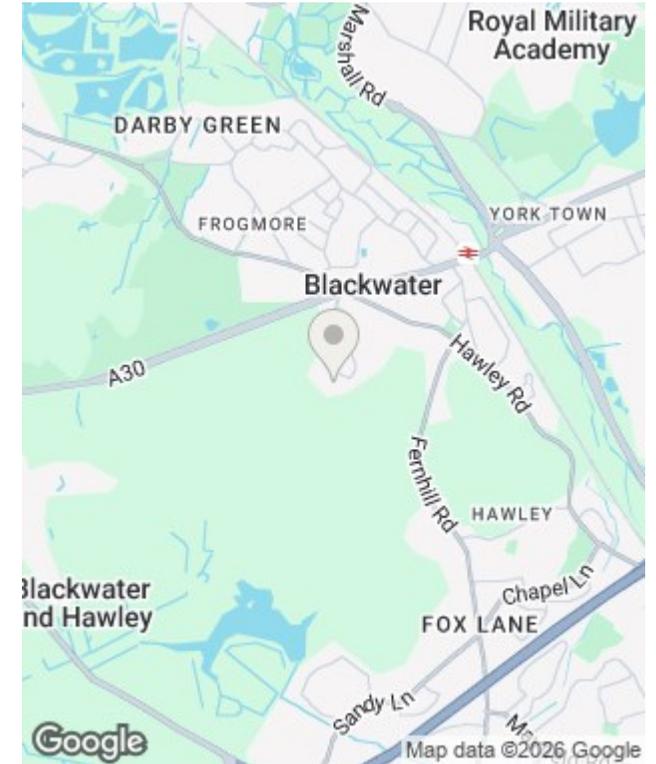
Holding deposit - £288 (will be deducted from the first months rent upon move in)



Floorplan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



In partnership with
LUFF & WILKIN
sales 01252 838 899

Disclaimer: The Rent advertised does not include the Tenancy Deposit or any fee's or charges which are payable. Further information can be obtained from the agent or at the point of viewing. These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract Luff Associates Ltd have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only and all photographs show parts of the property as they were at the time they were taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant sent has been obtained