



9 Barnwells

Hartley Wintney, Hook, Hampshire, RG27 8AY

1 Bedroom First Floor Flat

A well-presented first floor apartment with allocated parking and excellent transport links.

£1100 per calendar month | Available now

t. 01747 356099

w. [fowlerfortescue.co.uk](https://www.fowlerfortescue.co.uk)



Fowler Fortescue
RURAL ASSET MANAGEMENT

9 Barnwells Court
Hartley Wintney
Hook
Hampshire
RG27 8AY

Description & Location

9 Barnwells Court is a well presented one bedroom first floor apartment benefitting from spacious rooms and double glazed sash windows. Newly fitted carpets and vinyl flooring throughout. Located just off the popular Hartley Wintney High Street with easy reach of Basingstoke, Reading and the road and rail networks.

The property is only 2 miles from Winchfield Railway Station with the London Waterloo train taking only 41 minutes.

Basingstoke 11 miles, Hook 4 miles, Reading 12 miles.

Accommodation

Generous entrance hallway with airing cupboard and doors leading to:

KITCHEN 8'6 x 5'9

Open plan together with living area. With modern fitted units, single oven, gas hob and extractor fan

SITTING ROOM 16'2 x 10'7

A good sized living room with enough space for a dining table and chairs

BEDROOM 1 12'2 x 12'2

A spacious double bedroom with built in double wardrobe

BATHROOM

White suite comprising hand basin, WC and bath with shower over

OUTSIDE

The property benefits from allocated parking. There is a small communal courtyard.

Services

The property is heated gas central heating. The flat is served by mains electric, mains water and drainage.

Local Authority

Band C – Hart District Council

Broadband & Mobile Coverage

Ofcom indicates Superfast Broadband is available at the property with speeds up to 80 Mbps. Mobile coverage checkers shows good outdoor and variable indoor cover with availability from 4 main providers.

Terms

The rent is £1100 per calendar month, payable monthly in advance, exclusive of council tax and all utilities.

A holding deposit of £250 is payable to secure the property (see further details and conditions in our fee summary) and £1,250 is payable as a security deposit.

Restrictions

No pets

EPC

The cottage has an EPC rating "C79"

Availability

The property is available now.

Photos



Viewings

Strictly by prior appointment through Fowler Fortescue.

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.

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