

Property ref: 166427



## The Flat, Amberlea, Greenacres Farm, Hook, RG27 0RB

**£1,250 PCM**



A beautifully presented one bedroom self contained annex situated on Greenacres Farm in the popular village of Eversley. The property comprises modern kitchen with built in appliances, spacious lounge/dining area, double bedroom with ample built in storage, bathroom with walk in shower, driveway parking, ideal peaceful, rural location. EPC rating E. Wokingham Council tax band A.

**Available 11/08/2027**

- One bedroom Annex in Eversley
- Modern kitchen with appliances
- Double bedroom with dual aspect views over farm
- Bathroom with walk in shower
- Rural location; Electric heating
- Unfurnished

\*Fees For Assured Shorthold Tenancies: when you rent a property from us you will be required to pay a sum equivalent to one weeks' rent for a holding deposit. Upon successful application, this amount will be off set against your first months' rent. You will also be required to pay a security deposit equivalent to 5 weeks' rent which will be held and protected in line with Deposit legislation. For more information about our fees please visit: [www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)  
 Fees for all other tenancies (Non Housing Act Tenancies / Company Lets): when you rent a property from us we will charge you a one-off fee per property. This charge is the equivalent of 15 days of the monthly rental charge (+VAT) with a minimum fee of £450 (inc.VAT) up to a maximum of £650 (inc.VAT). Other fees may apply depending on your circumstances.

**0118 9776 776**

**[lettings@michael-hardy.co.uk](mailto:lettings@michael-hardy.co.uk) [www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)**

**Michael Hardy Lettings, 9 Broad Street, Wokingham, , RG40 1AU**

Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website Broadband and Mobile Coverage Checker.

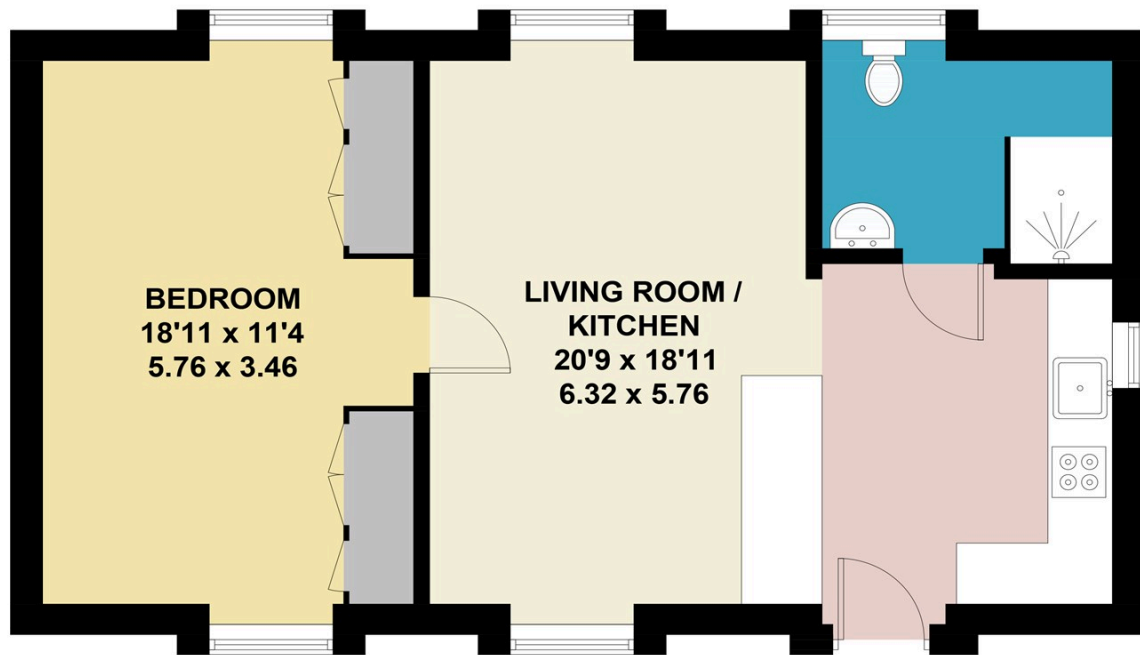




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		<b>64</b>
39-54	<b>E</b>	<b>43</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Forges Lane, Eversley

Approximate Gross Internal Area = 589 sq ft / 54.7 sq m



**BEDROOM**  
18'11 x 11'4  
5.76 x 3.46

**LIVING ROOM /  
KITCHEN**  
20'9 x 18'11  
6.32 x 5.76

### FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1132867)  
Produced by BlueSky Estate Agency Services on behalf of Michael Hardy