



## Room 4, 180 Reading Road South

Church Crookham Fleet, GU52 6AE

**£750 PCM**

This first-floor room is for single occupants only. Set in a quiet area, the property is well equipped with its own kitchenette, a single bed, a wardrobe and other furniture. The rent includes gas, water and council tax but not electric. The shower facilities are shared and there is one allocated car parking space. Please note there are no clothes washing facilities on site.

### About Fleet

Fleet is situated in the north-east corner of Hampshire, near the M3 motorway and surrounded by small thriving towns and many parishes of unspoiled villages. The Basingstoke Canal runs through the area and is a popular area for walking, cycling and fishing. You will also find the Yateley Common Country Park which contains nearly 500 acres of heathland and Fleet Pond is the largest lake in Hampshire. This historic town also benefits from the Hart Leisure Centre, plenty of pubs and restaurants and convenient amenities.

### Viewing

Please contact our Fosters Lettings Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.

- HMO
- Kitchenette Including White Goods
- Shared Bathroom Facilities
- Gas, Water and Council Tax INCLUDED in Rent
- Parking
- Single Occupants Only
- No Washing Machine Facilities On Site
- EPC Energy Rating Band N/A
- Council Tax Band N/A
- Deposit £710



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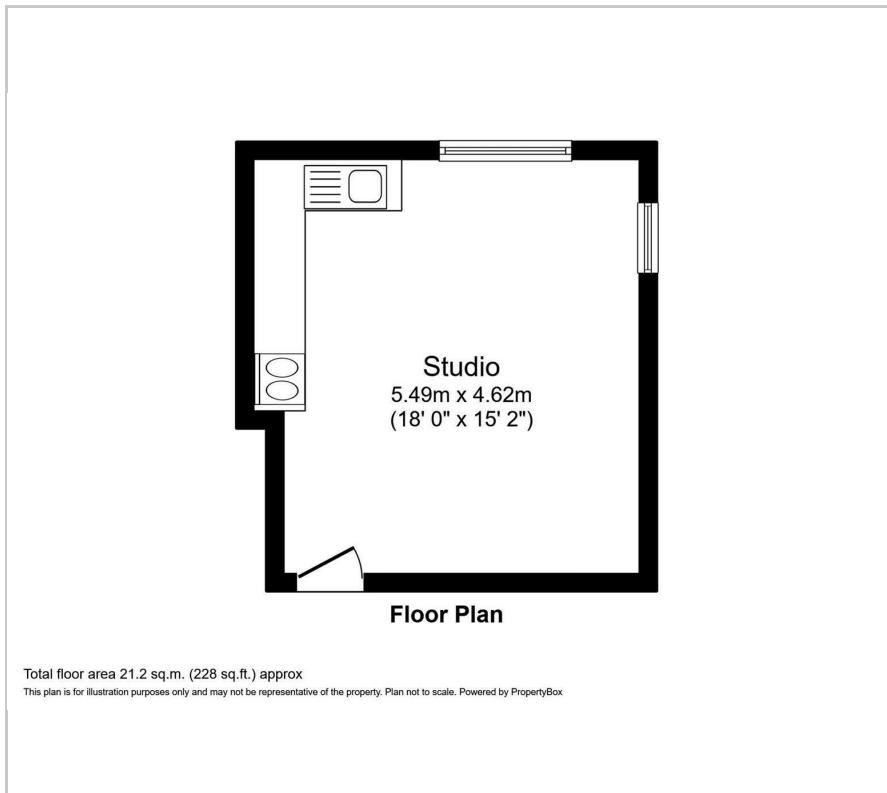
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## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(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



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