

Kintbury Holt, Kintbury, Berkshire RG20 0DD

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£1,600 per month *Unfurnished*

MATERIAL INFO

Deposit: £1846.15
Holding Deposit: £369.23
Council Tax Band: C

KEY FEATURES

- Brand New Barn Conversion
- Features Include Vaulted Ceilings & Exposed Oak Beams
- Open Plan Lounge/Kitchen Area
- Two Double Bedrooms
- Two En-suite Shower Rooms
- Underfloor Heating
- Enclosed Private Gravel Garden





Newbury
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** MANAGED BY WINKWORTH **

A brand new renovated barn conversion in the ever-popular village of Kintbury.
Located on a working farm the barn is in superb order, with high-quality finishes, exposed Oak beamed vaulted ceilings and underfloor heating.
There is an entrance hall, spacious open plan sitting room/kitchen with built in oven, hob and dishwasher and views over open fields.
There is a large cloakroom with WC and plumbing for a washing machine.
There are two double bedrooms with vaulted ceilings, Oak beams and en-suite shower rooms.
The property has parking and an enclosed gravel garden.
Available immediately for a long term let. Unfurnished.

Agents note: The barn is on a working farm and may be unsuitable for children under 12.

West Berkshire Council Band E
EPC C

Tenants fees:

Security deposit, the equivalent of five weeks rent. (Sub annual rent of £50,000). Six weeks rent for rents above £50,000 pa).

Company lets are outside of the remit of Tenant Fee Ban Legislation 2019 and attract an admin fee of £480 inc VAT.

Holding deposit of one weeks rent, refundable on commencement of tenancy.

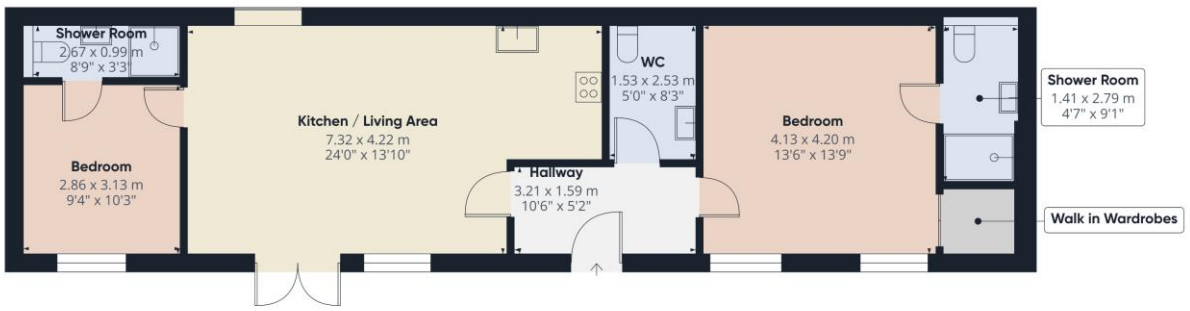
In the interests of transparency, a copy of our full tenant fee sheet will be sent to you by email on enquiry.






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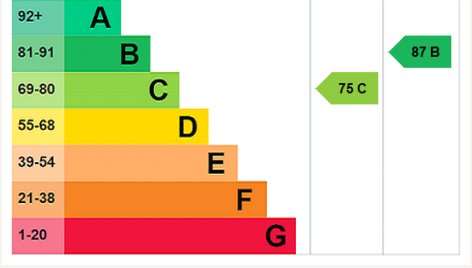
GLA[1]
80.89 m²
870.65 ft²

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/rent/property/NEB260301

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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