

Mellersh House  
Two Bedroom Apartment



## 7 Mellersh House, Church Crookham, Fleet, Hampshire, GU52 8AH

### The Property

This beautifully presented apartment, built by the renowned builder Messer Taylor Wimpey, is situated on the ever popular Crookham Park Development. Its an ideal first time buy or investment purchase.

### Accommodation

The accommodation comprises of a hallway with built in storage cupboard leading to an open plan living space. The kitchen/living area has an excellent range of high gloss cabinets with a full suite of integrated appliances including fridge/freezer, oven, hob, dishwasher and washer/dryer.

At the end of the hallway are two double bedrooms with an en-suite shower room to the master and fitted wardrobes to bedroom 2. There is also a separate bathroom.

### Outside

There is one allocated parking space with ample visitor parking close by. In addition to this there is also a secure bike store.

### Additional Information

Service Charge is currently £1301.11 per year  
Length of Lease - 119 years remaining  
Council Tax is Band C - Hart District Council

### Location

Crookham Park benefits from an abundance of outside space including the SANGS land which leads to Ewshot. Furthermore there is a local school, community centre and Sainsburys local, all within easy reach.

Fleet has excellent commuter links with trains to London Waterloo from 43 minutes via the mainline rail station and Junction 4a of the M3 motorway linking to the M25.

Fleet town centre offers comprehensive shopping and leisure facilities, a good selection of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and various health care services.













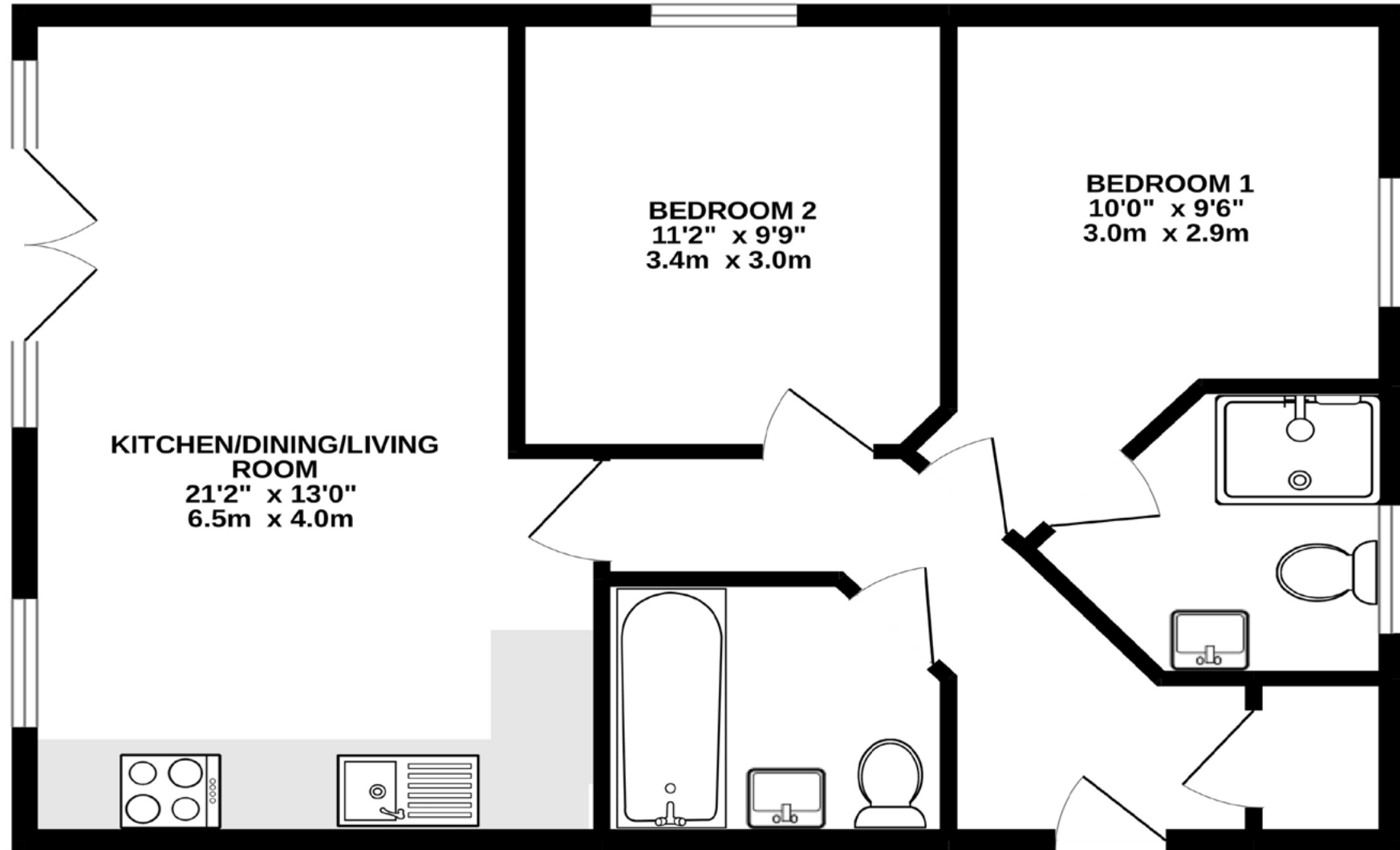








# GROUND FLOOR



# Places of interest

This apartment is ideally placed for all of the amenities and services of Fleet town Centre.

A selection of photographs showing various locations around Fleet are shown below.



Fleet Pond



Basingstoke Canal



Fleet Mainline Railway Station



Crookham Park - SANGS



Fleet High Street

## Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode GU52 8AH - Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned. The developer reserves the right to change the specification at any time during the build process without notice.

### Viewing

Telephone sole agents  
McCarthy Holden: 01252 620640

### Services

Mains electricity, water and drainage.  
Electric Heating  
EPC Rating B (86)

### Local Authority

[Hart District Council](#)  
[Council Tax Band - C](#)

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