

Willowbourne, Edenbrook One Bedroom First Floor Apartment



6 Hawthorns House, Willowbourne, Fleet, GU51 5BL

The Property

This attractive two bedroom first floor apartment is located on the first floor of a purpose built block on the favoured Edenbrook development.

The property is within a short distance of the Hart Leisure Centre and Edenbrook Country Park whilst Fleet town centre with its extensive range of facilities is within easy reach.

Accommodation

The apartment comprises an entrance hallway with storage cupboard, bathroom fitted with a white suite and two bedrooms with bedroom one benefiting from fitted wardrobes.

The living accommodation is open plan with the kitchen area to one end which is fitted with contemporary units and a range of appliances including oven, hob, extractor, fridge, freezer, dishwasher and washing machine. The living/dining room area has large windows and a door giving access to a Juliet balcony.

Outside

The property further benefits from allocated parking.

Additional Information

Service Charge is currently £124.72 per month (including ground rent)

There are 110 years remaining on the lease

Location

The property is conveniently situated for local amenities including Fleet town centre and Fleet mainline railway station. The picturesque villages of Dogmersfield, Crondall and Ewshot are all within a short drive.

There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25.

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













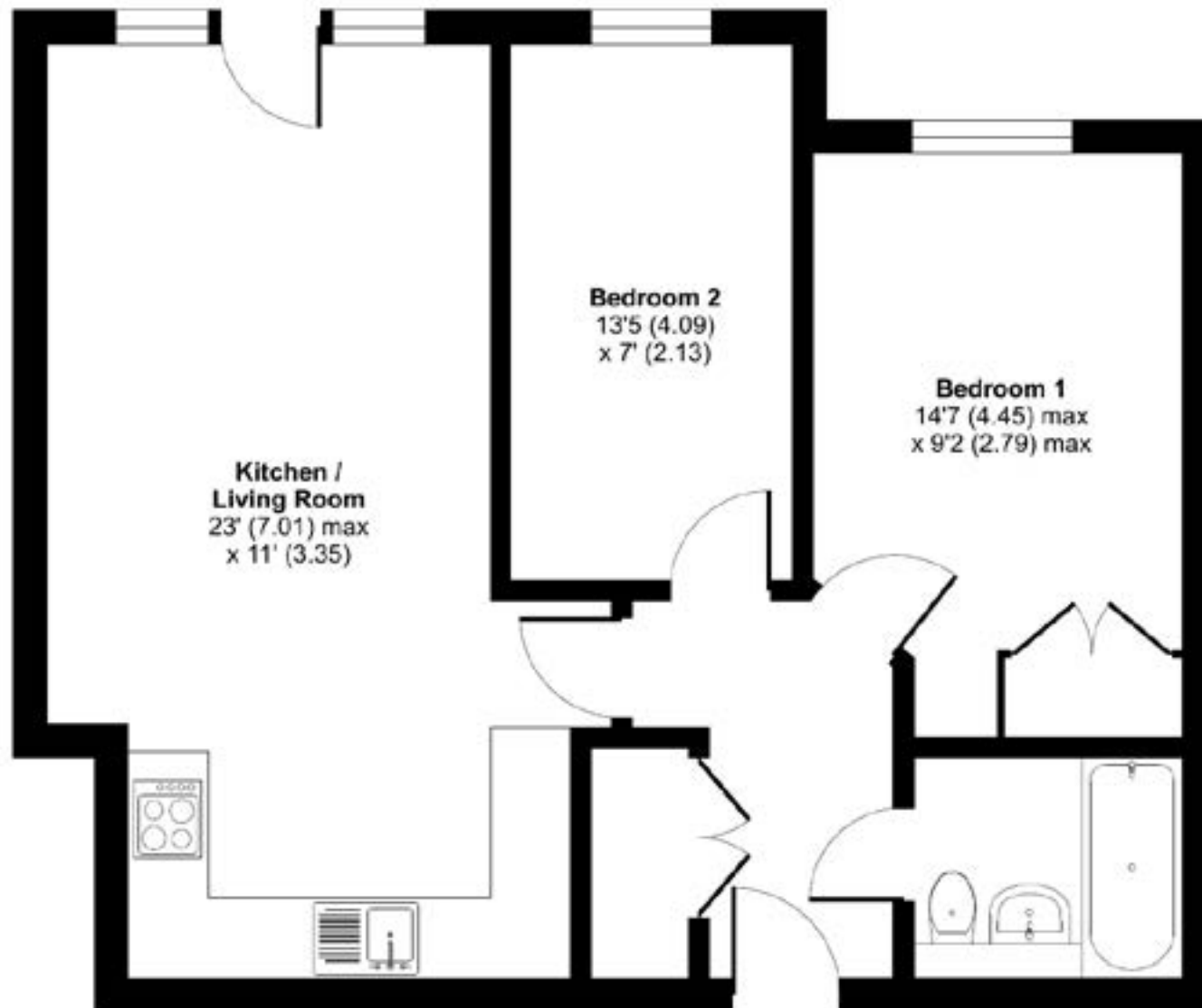




Willowbourne, Fleet, GU51

Approximate Area = 618 sq ft / 57.4 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2023. Produced for McCarthy Holden. REF: 1024815

Places of interest

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



Edenbrook Country Park



Basingstoke Canal



Fleet Mainline Railway Station



Basingstoke Canal



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 GU51 5BL 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.

Viewing

Telephone sole agents
McCarthy Holden: 01252 620640

Services

Mains electricity, water and drainage
Communal Heating System
EPC Rating - B (81)

Local Authority

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

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