

2 Beech Lodge
Hartley Wintney, Hampshire



2 Beech Lodge, Hartley Wintney, Hampshire, RG27 8PQ

The Property

A well proportioned and modernised one bedroom, ground floor apartment for the over 55's close to the centre of Hartley Wintney village.

Accommodation

Beech Lodge is positioned at the entrance to the Hartford Court development in one of the independent lodge buildings.

This apartment on the ground floor is accessed via the communal entrance or its private patio doors.

The entrance hall has access to a large storage cupboard, the bathroom, bedroom and living room.

The bathroom is fully tiled and has recently been modernised to now offer a generous walk in shower.

The bedroom is a good size with double integrated wardrobes for storage.

The living room is also a nicely proportioned room with feature fireplace (electric stove) and has sliding doors out to a sheltered patio area which has a south-westerley aspect.

The living room leads on to the completely re-fitted kitchen which now features corian style worktops with tiled splash-backs, ceramic sink, electric hob and Neff combination oven and grill. There is also an integrated fridge/freezer and Bosch washing machine.

Outside

The apartment benefits from a sheltered patio area with a south-westerly aspect and pretty planting and lawn beyond.

Location

The property is part of the Hartford Court Residential complex for over 60's. There is a communal area in the main building comprising of a large lounge and conservatory for socialising, an on site laundry room and an on site warden's office.

Beech Lodge is a short walk from Hartley Wintney High Street.

The village offers a good range of shops for day to day needs and further boutique shopping for independent outlets. There is a good number of eateries and public houses both in the village and

nearby.

The town of Fleet lies some 4 miles away catering more for day to day needs and has a mainline station offering a fast service to London Waterloo.

Larger regional centres are Basingstoke (11 miles) and Reading (13 miles).

Motorway access is to the M3 at Hook J5 and Fleet (J4a) and the M4 at Reading (J11).

Charges & Costs

Annual fees of approximately £3122 Per Annum apply and are paid to the management company First Port. (subject to change, independent verification should be sought).

The vendors have stated that 115 years remain on the lease.









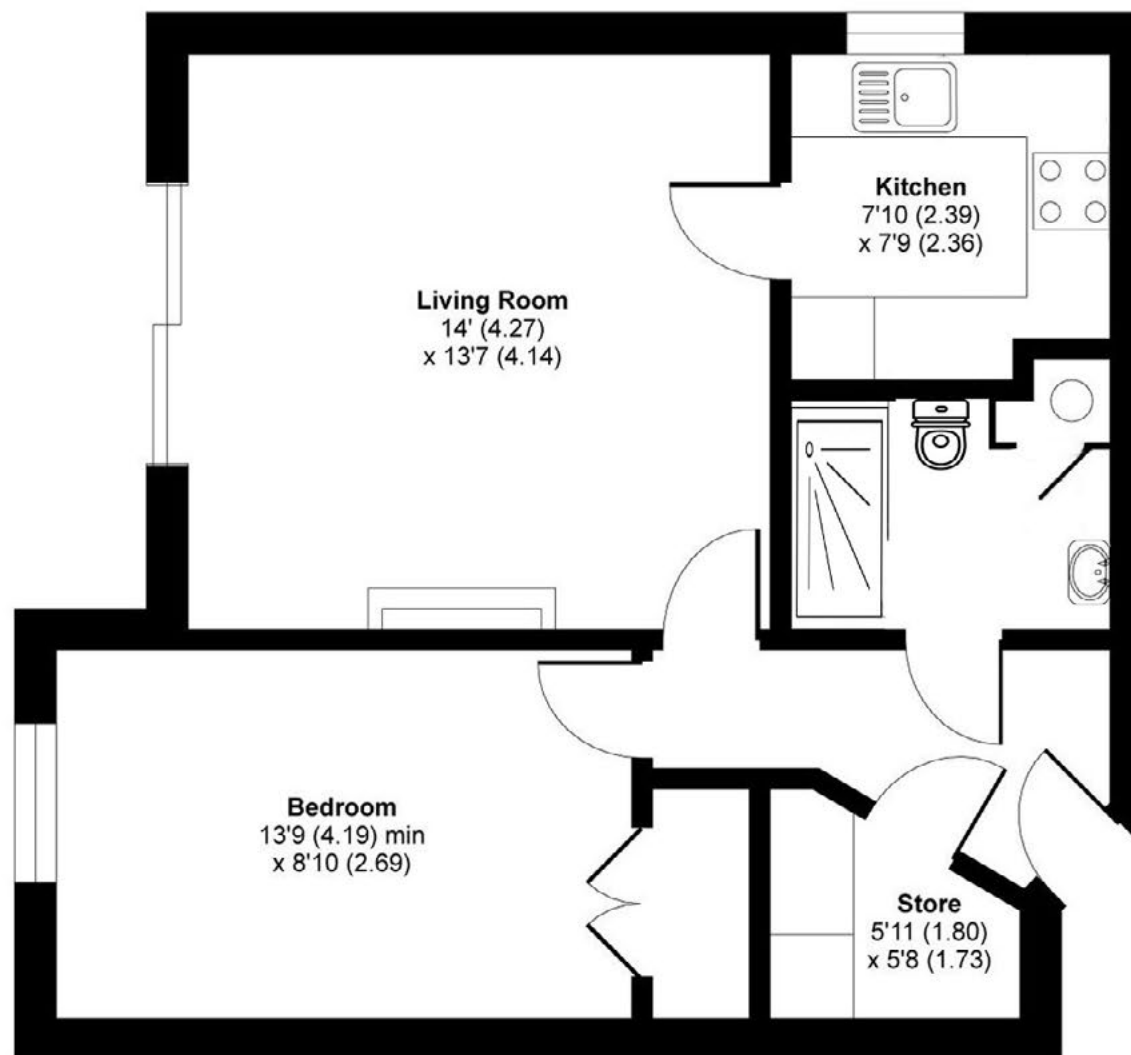






Hartford Court, Hartley Wintney, Hook, RG27

APPROX. GROSS INTERNAL FLOOR AREA 532 SQ FT 49.4 SQ METRES



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Places of interest

Nearby Hartley Wintney's high street's village amenities include a range of shops, cafe's and restaurants, not to mention the golf course and cricket green.

Nearby Winchfield Station is the nearest mainline train station, just 55 minutes to London Waterloo.

Nearby larger shopping experiences can be found in Basingstoke and Reading, with London less than 40 miles away also.



The Waggon & Horses Pub, Hartley Wintney



Hartley Wintney High Street



Hartley Wintney Golf Course



Hartley Wintney Cricket Green



Winchfield Train Station

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 RG27 8PQ 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:
McCarthy Holden: 01252 842100

Services

Mains electricity, water and drainage.
Electric central heating.

EPC - C (69)

Local Authority

[Hart District Council](#)
[Council Tax Band: C](#)
[£1865.37 for 2023/23](#)

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