

Orchard Fields, Blue Triangle Two Bedroom Apartment



Orchard Fields, Fleet, GU51 4SN

The Property

We are delighted to bring to the market this two bedroom, two bathroom apartment in the desirable location of the Blue Triangle in Fleet. The property is set within a prestigious gated development where there are beautiful communal grounds and ample parking.

The Accommodation

The apartment is on the first floor which can be accessed by the communal lift or stairs. It has two bedrooms and two bathrooms, one being an ensuite to the main bedroom. There is a spacious living room that has an open fireplace and a dining area. The kitchen is well-presented with cream tiled splashback, gloss units, granite worktops and tiled flooring. There is an additional room currently being used as a study.

Outside

Surrounding the property are gorgeous communal grounds boasting a beautiful array of shrubs and mature trees. There is a vast parking area and this apartment comes with a garage.

Additional Information

Service Charge is currently £3500 per annum.

Length of Lease is 999 years

Share of Freehold

Location

The Blue Triangle, a highly desirable area, is located minutes from Fleet town centre. Fleet has excellent commuter links by both rail and road; 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, schools for all age groups, churches of various denominations and multiple health care services.

Towns such as Basingstoke, Guildford and Reading are all within 20 miles whilst the historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are a short drive away. Heathrow Airport is about 28 miles and Farnborough Airport is about 5 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 5 miles).









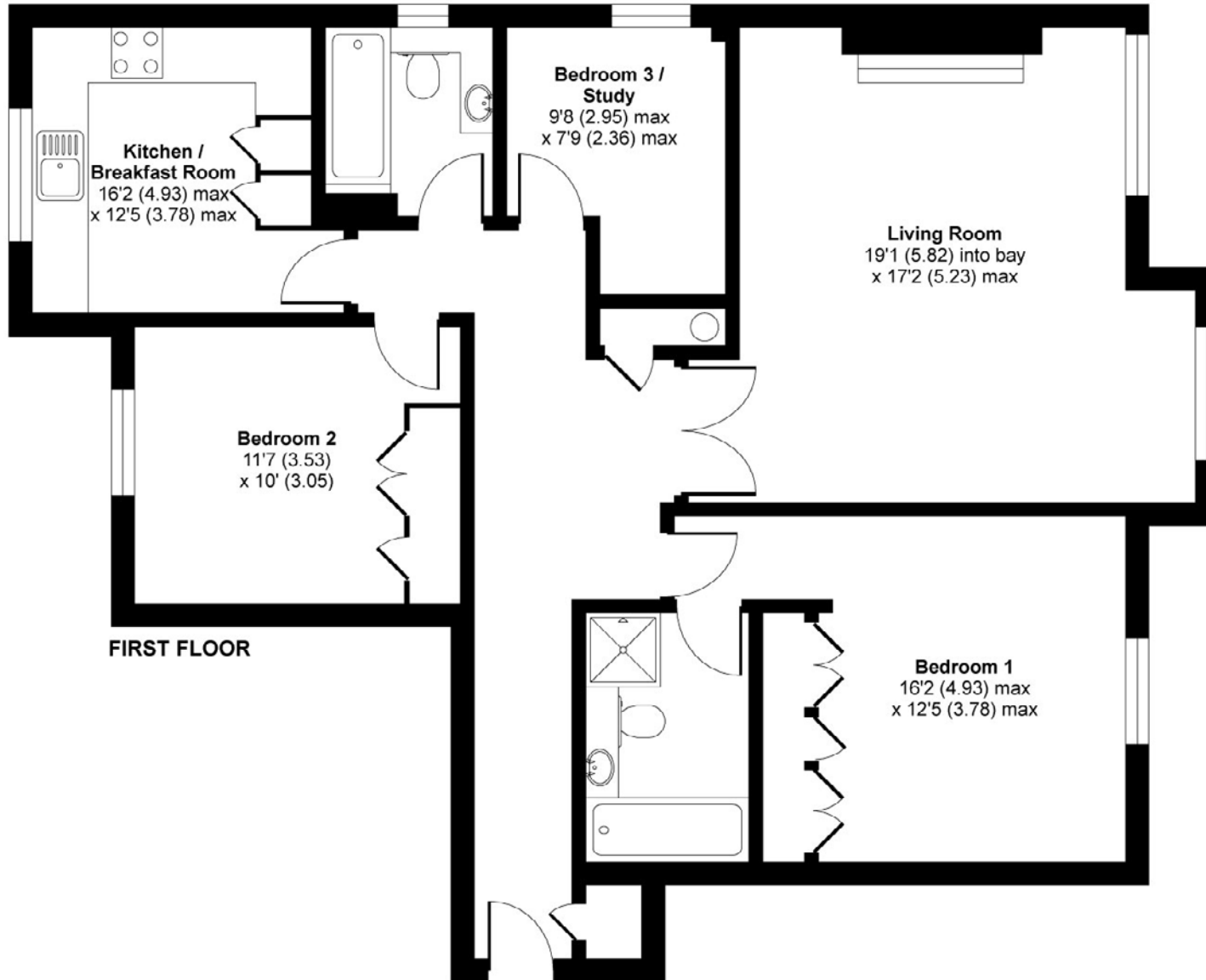






Orchard Fields, Fleet, Hampshire, GU51

APPROX. GROSS INTERNAL FLOOR AREA 1035 SQ FT 96.15 SQ METRES



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.

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Orchard Fields

**NO
TURNING**

Places of interest

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



Fleet Pond



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).

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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 4SN. 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.
Gas Central Heating
EPC Rating - TBC

Local Authority

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

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