



1 Cedar Lodge

Sundew Avenue | Fleet | GU51 3LD

Offers In Excess Of **£340,000**

Waterford's
Residential Sales & Lettings

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*** NO ONWARD CHAIN COMPLICATIONS *** Luxurious 2 double bedroom ground floor apartment with modern amenities, residents parking, and a charming ambiance. Stylish, spacious, and well-maintained.

- No Onward Chain Complications
- Two Double Bedrooms
- Ensuite and Family Bathroom
- 9 Years Remaining on Warranties
- Built in 2023
- 2 Allocated Parking Spaces
- Bonus Laundry Room
- Shuttle Bus to Farnborough Main Station
- Council Tax Band: B

*** NO ONWARD CHAIN COMPLICATIONS*** Introducing a stunning 2-bedroom ground floor purpose built apartment located in a sought-after residential area built in 2023.

This charming property boasts two spacious bedrooms, ideal for a small family or professionals seeking a comfortable living space. The apartment is elegantly designed with a modern touch, offering a luxurious and inviting atmosphere. The well-lit interiors create a peaceful and sophisticated ambiance, perfect for relaxation after a long day. As you enter the property you are greeted by a well lit hallway with a large laundry cupboard off to the left-hand side. As you walk through you will find the main bedroom benefitting from built in wardrobes and a large en-suite bathroom. There is an additional shower room and large second bedroom. The kitchen is well fitted with modern built-in appliances and ample storage space for all your daily needs. The living room benefits from French doors providing access straight outside.

This apartments comes with 2 allocated parking spaces and is a true gem,





providing a spacious and stylish living environment for its lucky occupants. Don't miss the opportunity to make this property your new home.

Hartland Village brings St Edward's undisputed quality to a superb location in Fleet, Hampshire. With the beautiful semi-rural setting as a backdrop, and a sense of arrival as you cross the bridge over the lake at the entrance. Fleet train Station is just a short drive from Hartland Village providing excellent commuting links into London in just over 40-minutes. Farnborough Main Station is only a little further away with a shuttle bus travelling directly to the station and trains running from here to London Waterloo in 35 minutes!

The village centre will be the hub of Hartland Village, the location for a range of services and shops, as well as being the focus of local life. The attractively landscaped paved area will have outdoor seating. It will be a place where you can meet friends and neighbours, do some shopping and join community events. The Village Centre will have over 25,000 sq. ft. of indoor space, so will have the potential to accommodate all the everyday facilities, healthcare, fitness and wellbeing, and local shops offering those everyday necessities. As Hartland Village evolves, it will provide all the amenities and features that animate a development and turn it into a community.

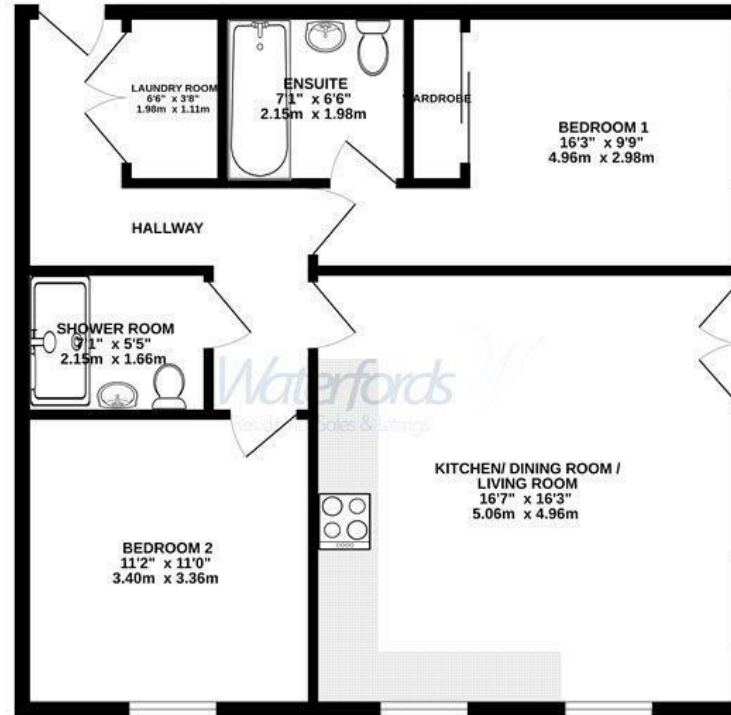
Fleet which is only a 10 minute drive away has a community feel with many local events organised by its local committee including its food festival, Saturday market, carnival, fireworks, and many sports events. Fleet high street boasts an array of bars, restaurants and shops including the Hart shopping centre. Hart leisure centre is also an excellent feature of Fleet, offering a wide range of facilities and home to many local sports and clubs. Well positioned for access to the M3 and other major road links, along with its mainline station providing fantastic rail links to Waterloo, Basingstoke, and Southampton.

Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!

Are you wondering: how much is my house worth in Fleet? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.



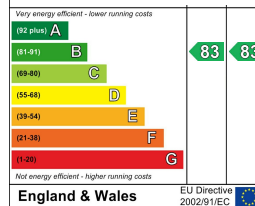
GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 720 sq.ft. (66.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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39 The Hart Centre
Fleet
Hampshire
GU51 3LA
01252 623333

fleet@waterfords.co.uk