



Fairway Heights | Minley Road | Fleet | GU51 2RB

Asking Price £354,950 Leasehold

*Waterfords* W  
Residential Sales & Lettings



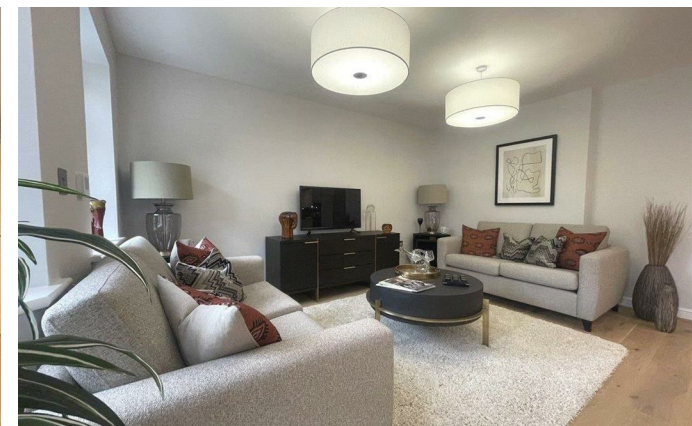
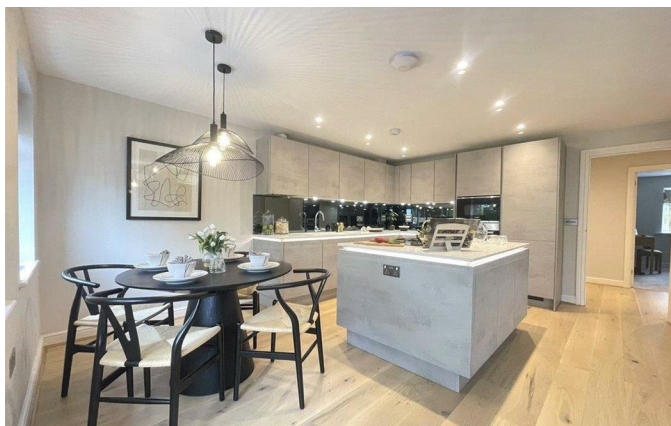
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Fleet | GU51 2RB  
Asking Price £354,950

This beautifully finished, exclusive apartment is set within the Fairway Heights development, an executive gated community offering unparalleled specification and finish.

- Gated Private Development
- Landscaped Communal Gardens
- Luxury High End Finishes
- Council Tax Band: TBC
- Zoned Underfloor Heating
- Easy Access to Fleet Train Station & M3
- Bespoke German Audus Kitchens

Carefully considered design and expert craftsmanship has shaped this development to be one of the most premium residences in Fleet. With an open-plan kitchen/living room, and everything to hand, there is no need to miss out on quality time together, or social occasions as this property offers generous living space, a contemporary finish, luxurious fully tiled bathroom and en-suite, a sleek German Audus kitchen, and the comfort of underfloor heating throughout.

Built to a meticulous standard, this breath-taking newly built apartment features two well-proportioned double bedrooms with the Principal Bedroom benefitting from a spacious ensuite bathroom, whilst Bedroom 2 is serviced by a separate bathroom.





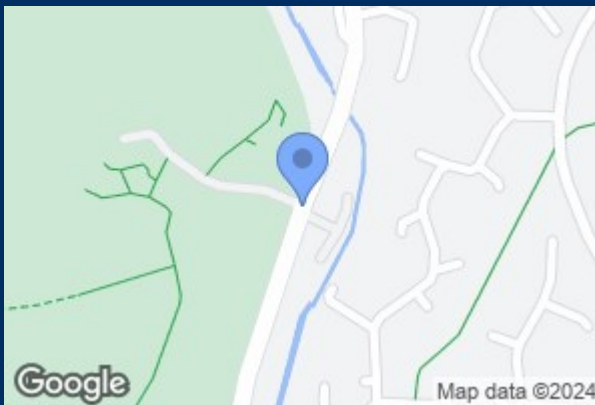
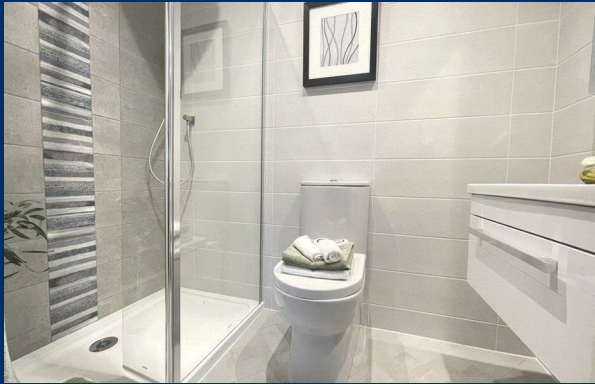


To the external of the property, the luxury is continued throughout the community as a whole. Private electric gates upon entrance provides security and privacy. The developer has also considered the importance of the local wildlife, providing hedgehog homes, and preserving areas for all different kinds of wildlife. With the stream running through the development, the communal garden is secluded from the parking and apartments, offering a quiet space to relax either alone or with the community in the fire-pit area.

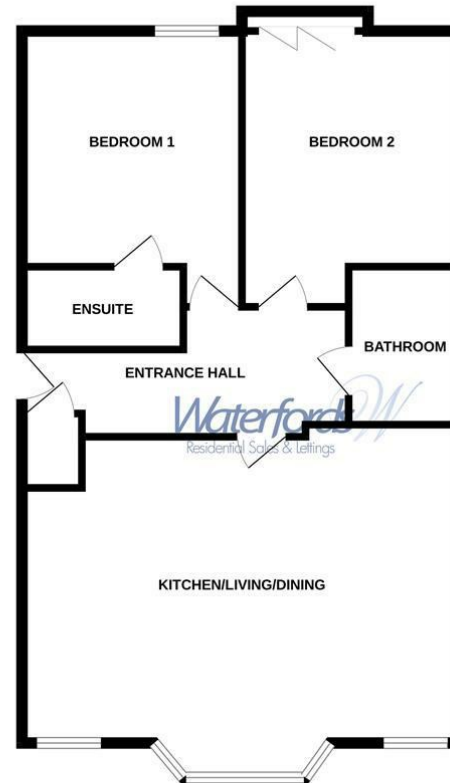
Fairway Heights occupies a prime position on Minley Road, overlooking the highly acclaimed Noth Hants Golf Club. This picturesque development is just a 0.4 mile walk from Fleet Station, offering direct access to Clapham Junction, London Waterloo, and Basingstoke. Fleet Town Centre is also less than a mile away, providing easy access to a number of supermarkets, bars, restaurants, and small independent owned businesses. The M3, M4, and M25 are all a short drive away, giving excellent access to drive to London, the North, Wales, and the South Coast.

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.



FIRST FLOOR  
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprints 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Cam
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		
(11-11) <b>B</b>		
(10-10) <b>C</b>		
(9-8) <b>D</b>		
(7-7) <b>E</b>		
(6-6) <b>F</b>		
(5-5) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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