



# Flat 4, Oakhanger House

Kingsley Square | Fleet | GU51 1AJ

Asking Price £295,000 Leasehold

*Waterfords*  
Residential Sales & Lettings

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Situated in Elvetham heath and offered to the market in excellent condition throughout is this spacious 2 double bedroom, 2-bathroom apartment with private balcony, 2 allocated parking spaces and no onward chain complications.

- 2 Double Bedrooms
- 2 Allocated Parking Spaces
- Spacious Entrance Hall with Additional Storage
- No Onward Chain
- All White Goods Included
- Private Balcony
- En-Suite Bathroom and Family Bathroom
- Excellent Condition Throughout
- Modern Kitchen with Built In Appliances
- Council Tax Band: C

Offered to the market with no onward chain is this spacious apartment nestled at the back of Elvetham Heath. As you enter the property you will be greeted by the spacious entrance hall with the additional benefit of a large storage cupboard. To the right-hand side you will find the 2nd bedroom which is a large double room followed on by the main bedroom suite. Bedroom 1 further benefits from built in storage and an en-suite bathroom. Through to the left-hand side is the spacious living room where you will find the double French doors leading to the private West facing balcony overlooking the woods and communal gardens. Heading round you will find the modern kitchen that has been recently refitted to a high standard and benefits from containing all your built-in





appliances. To the front of the hallway you will find the additional 4-piece family bathroom.

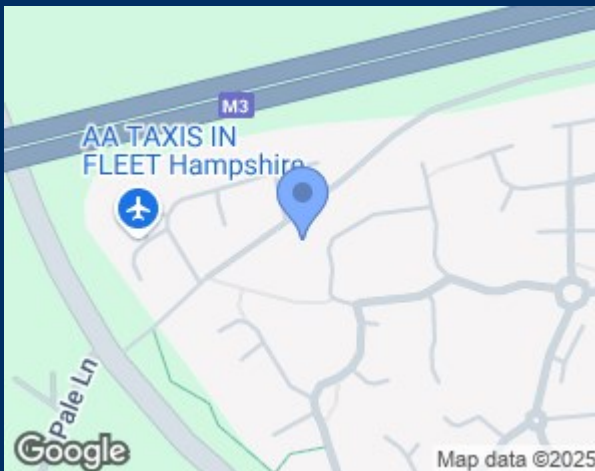
The property has been kept to a very high standard by the current owner and further benefits from being situated in a well maintained block of only 6 apartments with communal gardens and a private West facing balcony. This property also comes with 2 allocated parking spaces located to the rear of the property along with further visitors parking spaces.

Nestled in the heart of Elvetham Heath within walking distance to Morrisons superstore, Elvetham Heath primary school and De Havilland Arms pub. The Elvetham Heath Nature Reserve is also within comfortable walking distance, offering some large open spaces on your doorstep for the family to enjoy. There are excellent commuter routes, with Fleet mainline station and M3 motorway easily accessible. 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.

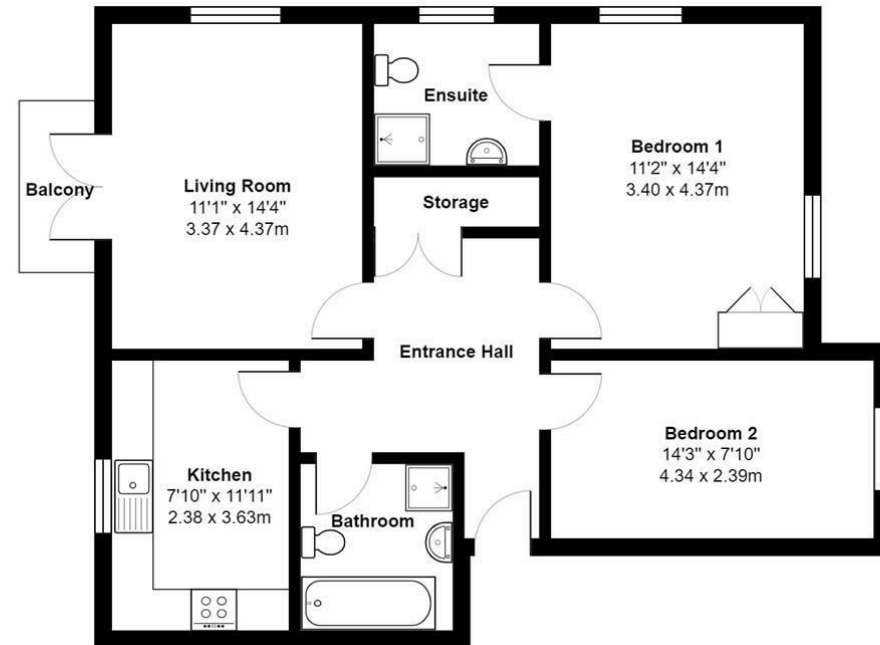
Waterfords are delighted to represent this excellent apartment, and viewings are highly recommended to truly appreciate the opportunity. Book your viewing today!

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.

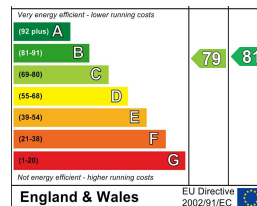


## First Floor



Total Area: 779 ft<sup>2</sup> ... 72.3 m<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only



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