



Minley Road | | Fleet | GU51 2RB

Offers Over £375,000 Leasehold

*Waterford's* W  
Residential Sales & Lettings



# Minley Road | Fleet | GU51 2RB Offers Over £375,000

This stunningly designed penthouse apartment is nestled within the prestigious Fairway Heights development, an exclusive gated community renowned for its exceptional craftsmanship and high-end finishes. Boasting an exquisite blend of contemporary elegance and superior quality, this residence offers a luxurious living experience with unparalleled attention to detail, ensuring both comfort and sophistication in an enviable setting.

- **Exceptional Design & Craftsmanship**
- **High-Spec German Audus Kitchen**
- **Two Generous Double Bedrooms**
- **Nature-Inspired Living**
- **Prestigious Location**
- **Spacious Open-Plan Living**
- **Luxury Comfort Features**
- **Secure & Exclusive Community**
- **Communal Garden & Fire-Pit**
- **Excellent Connectivity**

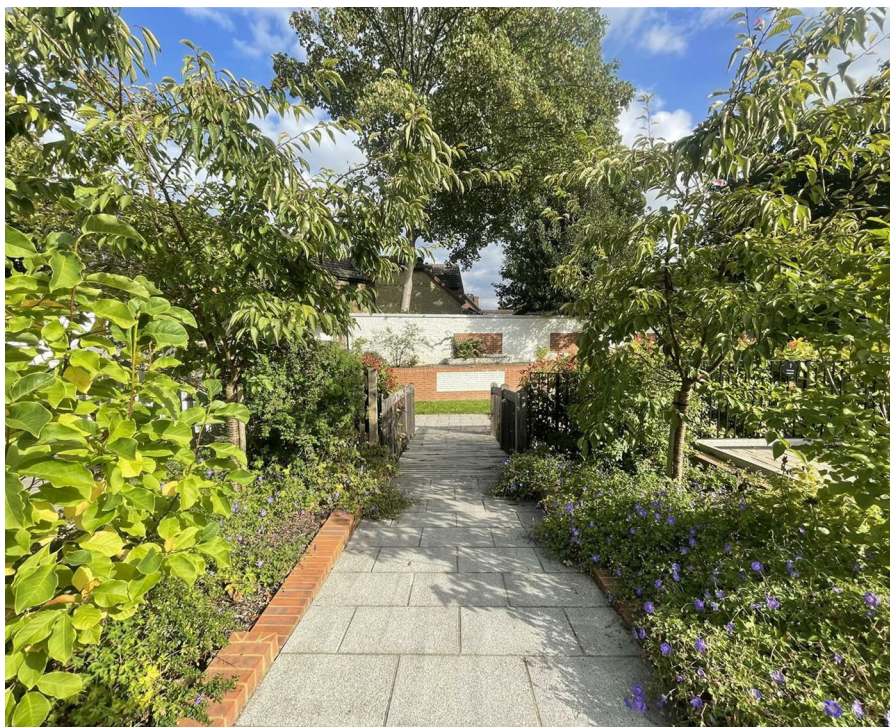
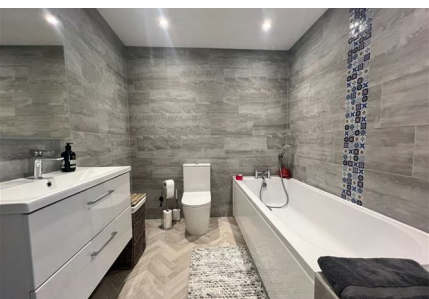
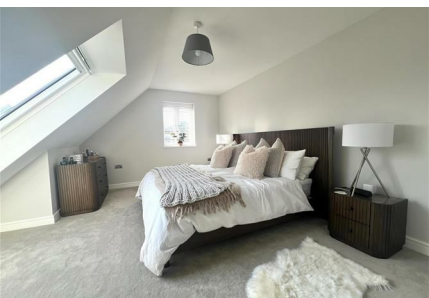
Exceptional Design and Luxury Living at Fairway Heights  
Carefully crafted with expert precision, this premium development in Fleet exemplifies outstanding design and superior craftsmanship. Every detail has been meticulously considered to create an exceptional living environment. The spacious open-plan kitchen and living area provide the perfect setting for both relaxation and social gatherings, ensuring you never miss out on quality time with loved ones.

This exquisite residence boasts a sleek, high-specification German Audus kitchen, a contemporary finish throughout, and the comfort of underfloor heating. The luxurious, fully tiled bathroom and en-suite enhance the sense of indulgence, making this home a true retreat from the everyday.

Built to an exacting standard, this breathtaking newly constructed apartment features two generously proportioned double







bedrooms. The Principal Bedroom benefits from a spacious en-suite bathroom, while Bedroom 2 is serviced by a stylish separate bathroom.

A Community-Oriented Development with a Touch of Nature Luxury extends beyond the interiors, with the development offering an exclusive and secure environment. Private electric gates ensure security and privacy, while thoughtful landscaping enhances the community feel. Recognising the importance of local wildlife, the developer has incorporated dedicated hedgehog homes and preserved natural areas to support diverse species. A picturesque stream winds through the development, adding to the tranquil ambiance. The communal garden, secluded from the parking and apartment buildings, offers a peaceful retreat, complete with a cozy fire-pit area for socializing and unwinding.

#### Prime Location with Excellent Connectivity

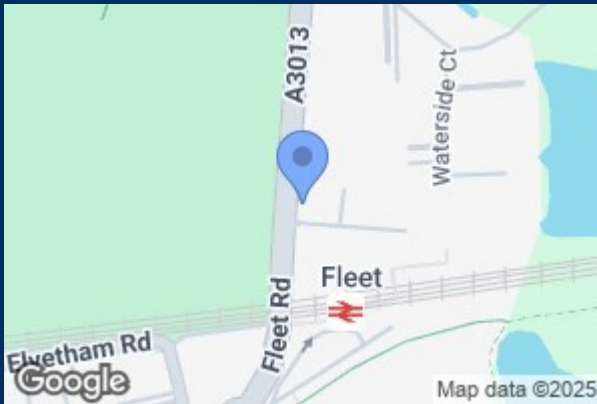
Fairway Heights enjoys a prestigious position on Minley Road, overlooking the esteemed North Hants Golf Club, the golfing home of PGA winning Golfer Justin Rose. This enviable location is just a 0.4-mile walk from Fleet Station, offering direct rail links to Clapham Junction, London Waterloo, and Basingstoke. Fleet Town Centre, less than a mile away, provides convenient access to supermarkets, independent boutiques, bars, and restaurants. For those traveling further afield, the M3, M4, and M25 motorways are within easy reach, offering excellent road connections to London, the North, Wales, and the South Coast.

Disclaimer: This Information has been obtained and provided by the Property Owner

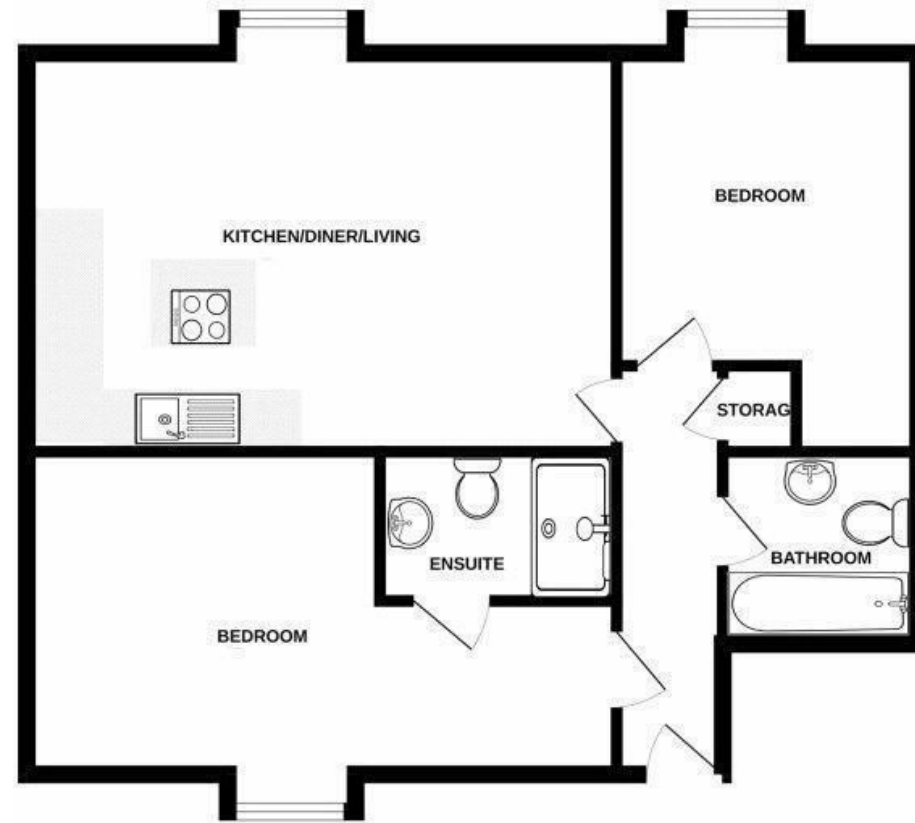
Are you looking to purchase a home in Fleet? Waterfords Estate Agents, your trusted local experts since 1995, are here to guide you every step of the way. Visit our branch in the Hart Centre or call us on 01252 623333 to speak with our friendly team. We look forward to assisting you in finding your perfect home.

If you're wondering, "How much is my house worth in Fleet?" Waterfords Estate Agents can provide an accurate, data-driven valuation based on the latest market insights and sales trends. Our expert team ensures that your property is priced correctly for a swift and successful sale. All our advice is free and without obligation—get in touch today to discover the true value of your home.



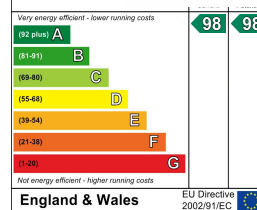


## SECOND FLOOR



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 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 Ra



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