



Kintbury Close | | Fleet | GU51 1AZ

Offers Over £270,000

Leasehold

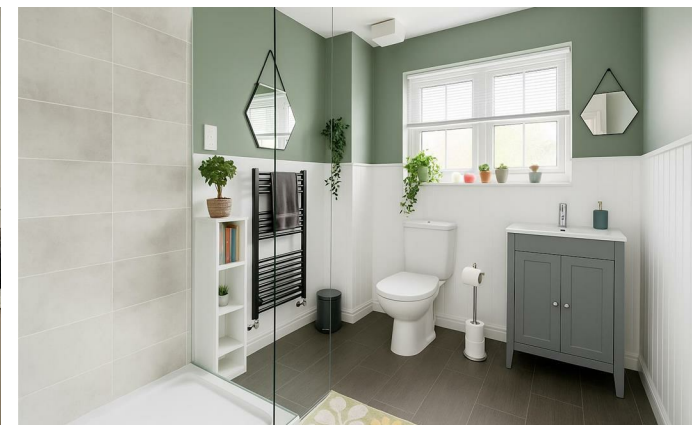


# Kintbury Close | Fleet | GU51 1AZ Offers Over £270,000

Immaculate first-floor apartment offering two double bedrooms, two modern bathrooms, and two allocated parking spaces. Recently refurbished with a stylish shaker-style kitchen, integrated appliances, and high-quality finishes throughout. Bright and airy with triple-aspect windows and ample storage. Ideally located in Elvetham Heath, close to local amenities, outstanding schools, nature reserves, and excellent commuter links. A ready-to-move-in home perfect for modern living.

- Immaculately presented first-floor apartment
- Two large double bedrooms
- Two modern bathrooms
- Rare benefit of two allocated parking spaces
- Contemporary shaker-style kitchen
- Recently refurbished throughout
- Generous entrance hall with large storage cupboard
- Triple-aspect windows and fitted blinds
- Short walk to Elvetham Heath Nature Reserve, Morrisons, and local pub
- Excellent transport links to London via Fleet station and easy M3 access

Waterfords are proud to present this immaculately finished first-floor apartment,





offering an exceptional blend of style, comfort, and practicality. Boasting two generously sized double bedrooms, two contemporary bathrooms, and the rare benefit of two allocated parking spaces, this beautifully upgraded home is perfect for modern living.

Recently refurbished to a high specification, the apartment features a thoughtfully designed shaker-style kitchen, complete with integrated appliances, elegant worktops, and a classic butler sink—ideal for both daily living and entertaining guests. The en suite shower room and main bathroom have been tastefully upgraded with premium fittings, delivering a touch of luxury throughout.

The welcoming entrance hall includes a large storage cupboard, offering ample space for coats, shoes, and household items. Freshly laid carpets, triple-aspect windows, and bespoke fitted blinds create a bright and airy ambiance, giving the apartment a true 'move-in ready' feel.

Ideally situated in the sought-after community of Elvetham Heath, the property is just a short walk from local amenities, including Morrisons Superstore, the highly regarded Elvetham Heath Primary School (rated 'Outstanding' by Ofsted), and the popular De Havilland Arms pub. For nature lovers and families, the Elvetham Heath Nature Reserve is moments away, offering scenic walks and green open spaces right on your doorstep.



Commuters will appreciate the easy access to Fleet mainline station and the M3 motorway, providing excellent connections to London and beyond. Fleet town centre offers a vibrant selection of shops, restaurants, and cafés, including the Hart Shopping Centre. The nearby Hart Leisure Centre is a fantastic facility, home to numerous sports clubs and activities for all ages.

This superb apartment offers a unique opportunity to own a stylish, well-located home in one of Hampshire's most desirable residential areas. Early viewing is highly recommended—schedule your appointment today to avoid disappointment.

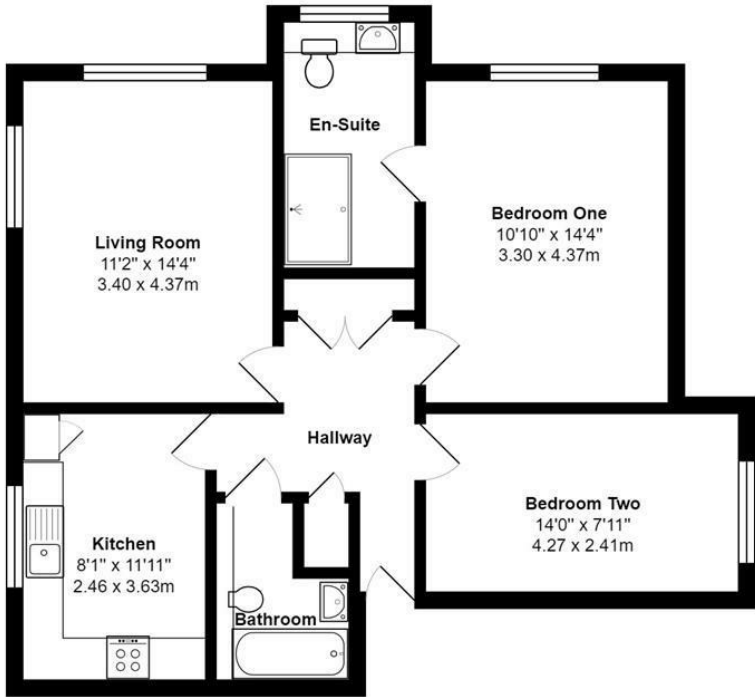
Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or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





Marchwood House, Kintbury Close, Fleet, GU51 1AZ



Total Area: 705 ft<sup>2</sup> ... 65.5 m<sup>2</sup>

All measurements are approximate and for display purposes only

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 79                      | 80        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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