



Selbon
Simply Different

Pyestock Way, Fleet,
Hampshire, GU51 3JZ
Guide price £325,000 Leasehold

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01252 979300
Selbonproperty.co.uk

- Two Bedroom Ground Floor Apartment
- Utility Cupboard
- Spacious Reception Room With French Doors Onto Patio
- EV Charging Points Available For Residents
- No Onward Chain
- En-Suite Bathroom To Bedroom One
- Modern Kitchen With Fitted Appliances
- Two Allocated Parking Spaces And Generous Visitor Parking
- Long Lease In Excess Of 900 Years
- Ideal Location For Access Into Farnborough And Fleet

Selbon Estate Agents are delighted to welcome to the market this executive two bedroom ground floor apartment, located within Berkeley Homes 2021 built Hartland Village, offered to the market with no onward chain complications.

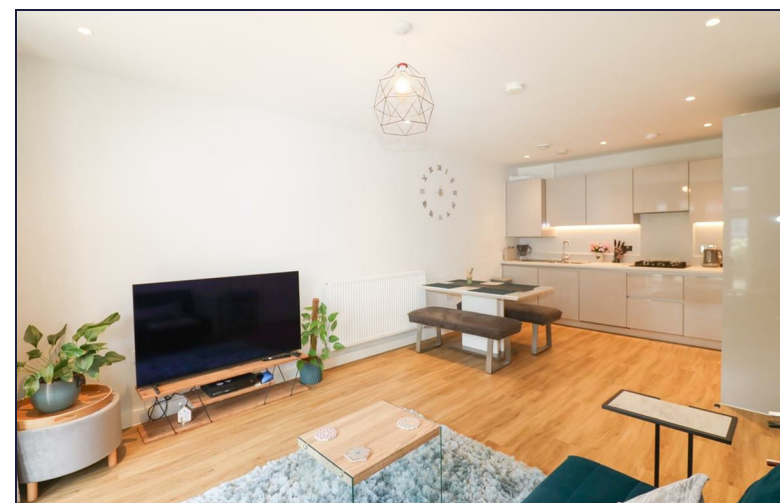
This aesthetically pleasing, grand building is secured by a video call/fob entry system for security and privacy.

Stepping inside, this charming apartment benefits from a utility cupboard off the hallway with a washing machine and several storage shelves. The hallway also gives access to two front aspect bedrooms, with the principal bedroom benefitting from fitted wardrobes and an en-suite bathroom, with wall mounted mirror, heated towel rail, wash basin, WC panelled bathtub with wall mounted shower. Further along the hallway is a generous shower room with a wash basin and WC and an enclosed glass shower cubicle. The spacious open plan kitchen/living/dining room comes with fitted appliances including a fridge freezer, dishwasher, oven with four burner gas hob, extractor fan and a microwave, whilst the reception area enjoys use of French doors onto the outside patio terrace.

Other notable features include: Gas central heating, UPVC double glazing and a long lease approximately 994 years remaining.

We are advised by the sellers that the annual service charge for the home is £1951.22 per annum. This should be checked by your solicitor.

To the rear of the building there are two allocated parking spaces, with a generous amount of visitor parking spaces, bike store, and rear access into the building from the car park. There is also EV charging points available for residents.

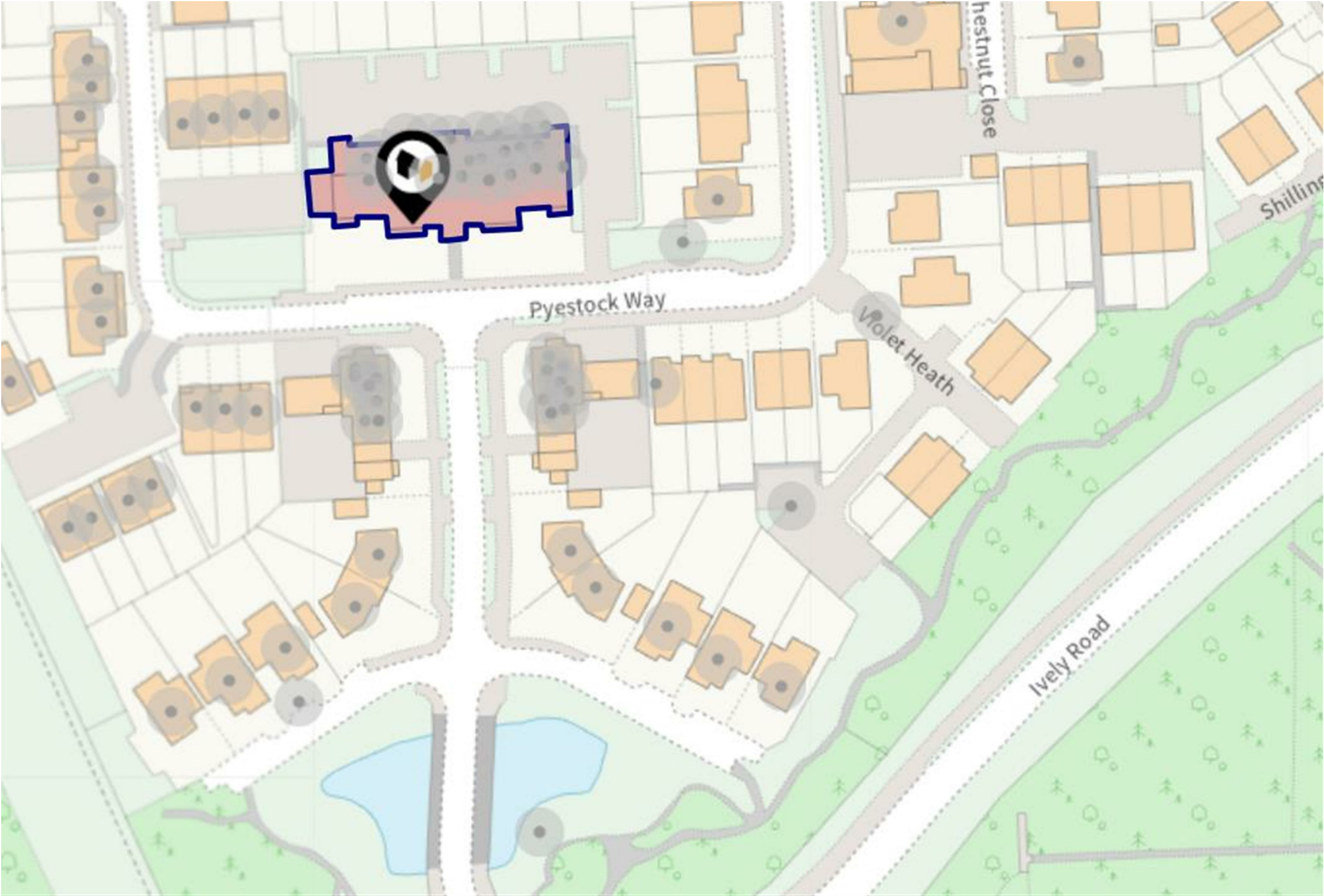




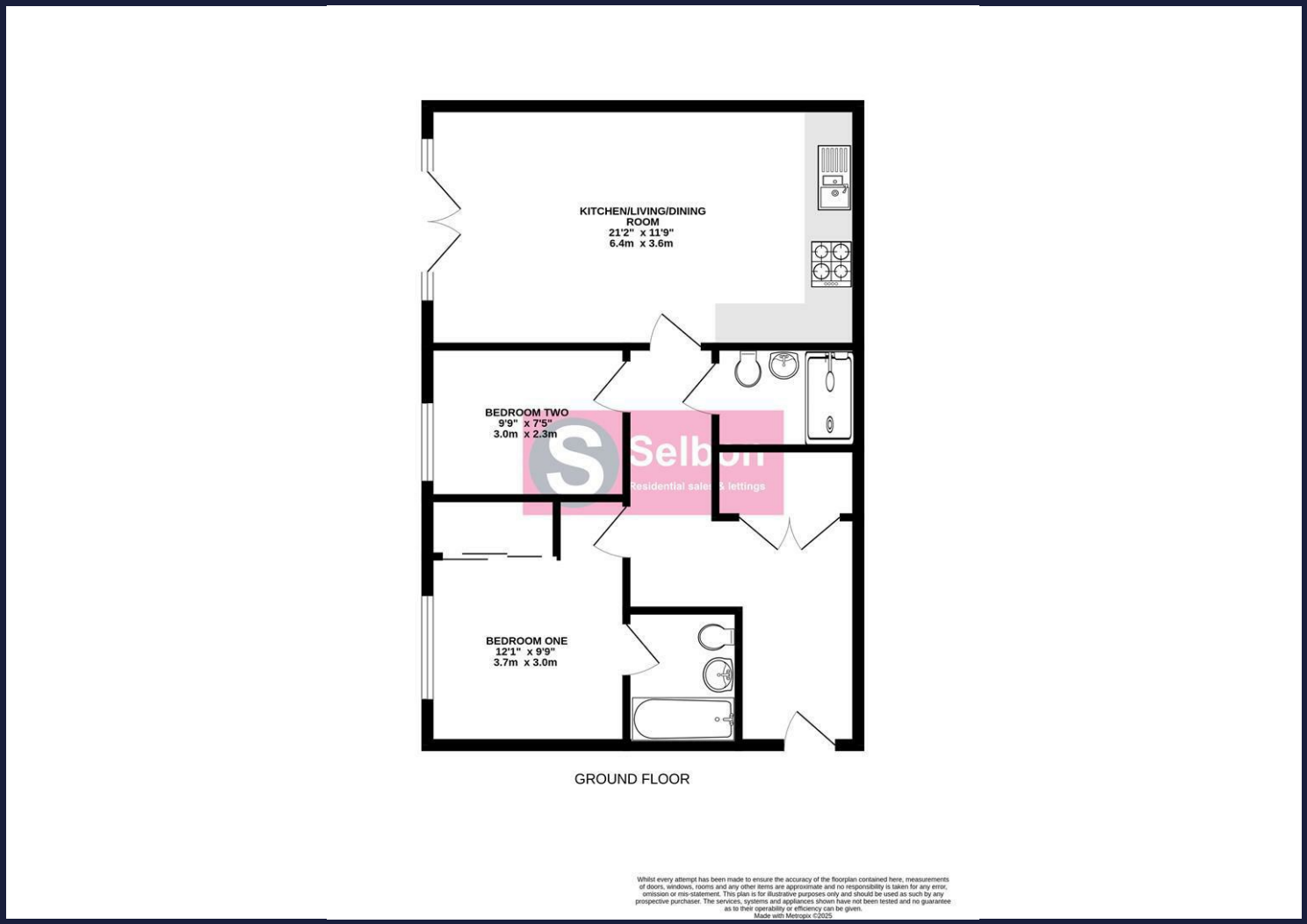








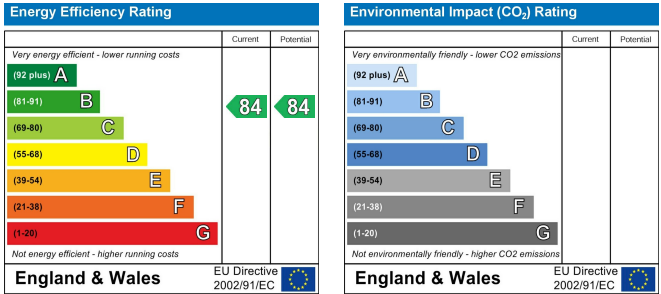
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Council Tax Band: B