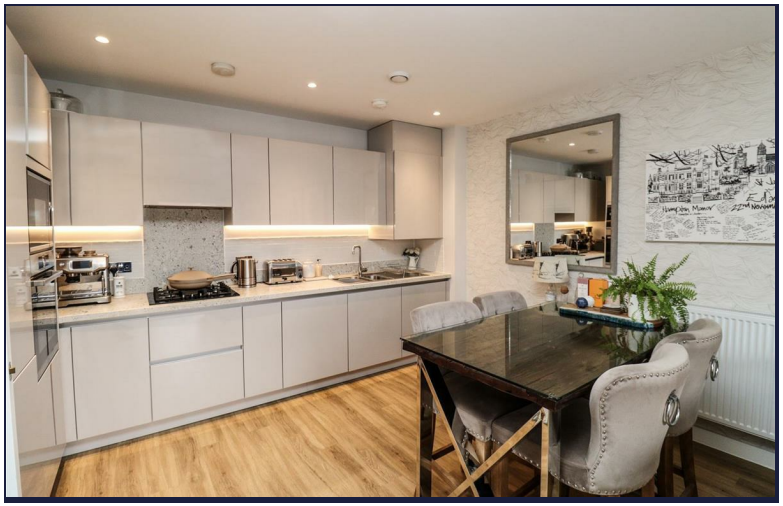
Selbon
Simply Different

Pyestock Way, Fleet,
Hampshire, GU51 3JZ
Offers over £325,000 Leasehold

2 2 1 B

01252 979300
Selbonproperty.co.uk

- Hartland Village Development
- Ex Show Home
- Kitchen/Living Room
- Family Bathroom
- Approx. 2.3 Miles Distant to Fleet High Street
- Two Double Bedrooms
- Open Plan Contempoary Living Space
- En-Suite to Bedroom One With Underfloor Heating
- Two Allocated Parking Spaces & Visitor Parking
- 992 Year Lease Remaining



Selbon Estate Agents are delighted to welcome to the market this executive two bedroom apartment, which was the original show home, located within Berkeley Homes 2021 built Hartland Village.

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

This charming apartment benefits from a utility cupboard off the hallway with space for a washing machine and additional storage. The hallway also gives access to two bedrooms, with the principal bedroom benefitting from fitted wardrobes, bespoke fitted bed frame and an en-suite bathroom, with wall mounted mirror, heated towel rail, wash basin, WC panelled bathtub with wall mounted shower and underfloor heating. 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 balcony and bespoke fitted shelving and TV stand. with integrated light features.

Other notable features include: Gas central heating, UPVC double glazing and a long lease approximately 992 years remaining.

We are advised by the current owners that the annual service charge for the home is approximately £2406.84 per annum.

To the rear of the building there are two allocated parking spaces (one covered), 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.

Location:

Hartland Village is a growing community within Fleet, Hampshire located in an ideal location for M3 access and access into both Fleet and Farnborough Town Centres. The nearby Hartland's Country Park offers the use of approximately 70 acres of woodland, meadows and ponds with footpaths, for residents to enjoy. Harland Village also hosts events for residents to socialise and enjoy, including an open air cinema.

Agents Note:

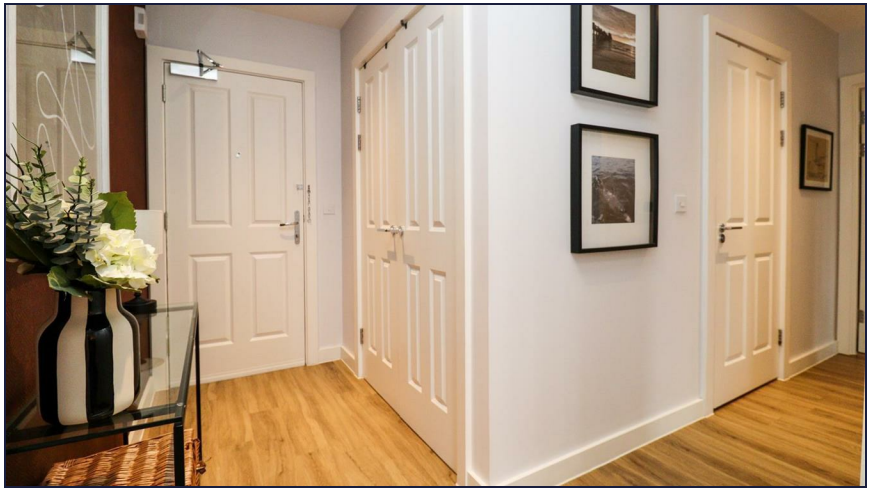
Purchaser Identification Check:

Should a purchaser(s) have an offer accepted on a property marketed by Selbon Estate Agents, they will be required to undertake an online identification check. This check is carried out to ensure compliance with our obligations under the Anti-Money Laundering Regulations and is a legal requirement. We use a specialist third-party service to securely verify your identity. The cost of the identification check is £25 + VAT (£30 Inclusive of VAT) per purchaser. This fee is payable once an offer has been accepted and prior to the issue of the Memorandum of Sale. Please note that this charge is non-refundable, however, should you purchase another property via Selbon, there won't be a requirement to complete the process again.

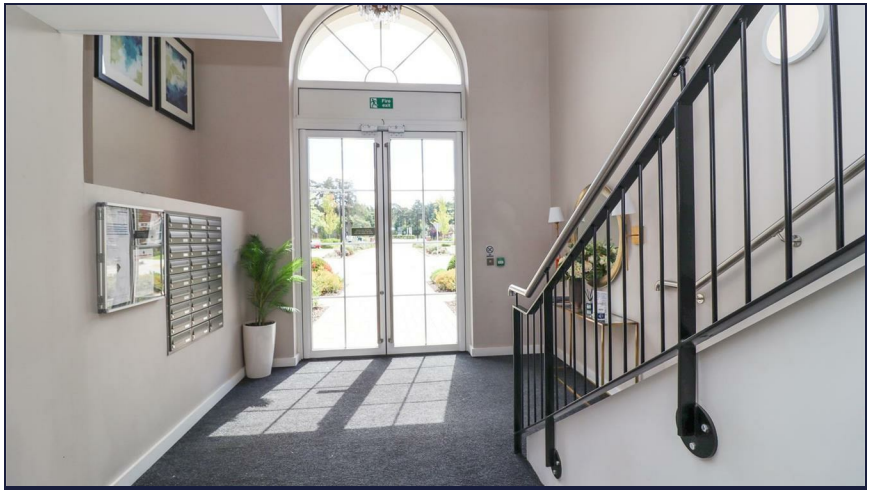
Photography & Presentation:

As part of our commitment to presenting each property to the highest standard, selected images may have been digitally enhanced or refined using AI. These enhancements are intended to complement the visual presentation and may not represent the property exactly as it appears in person.

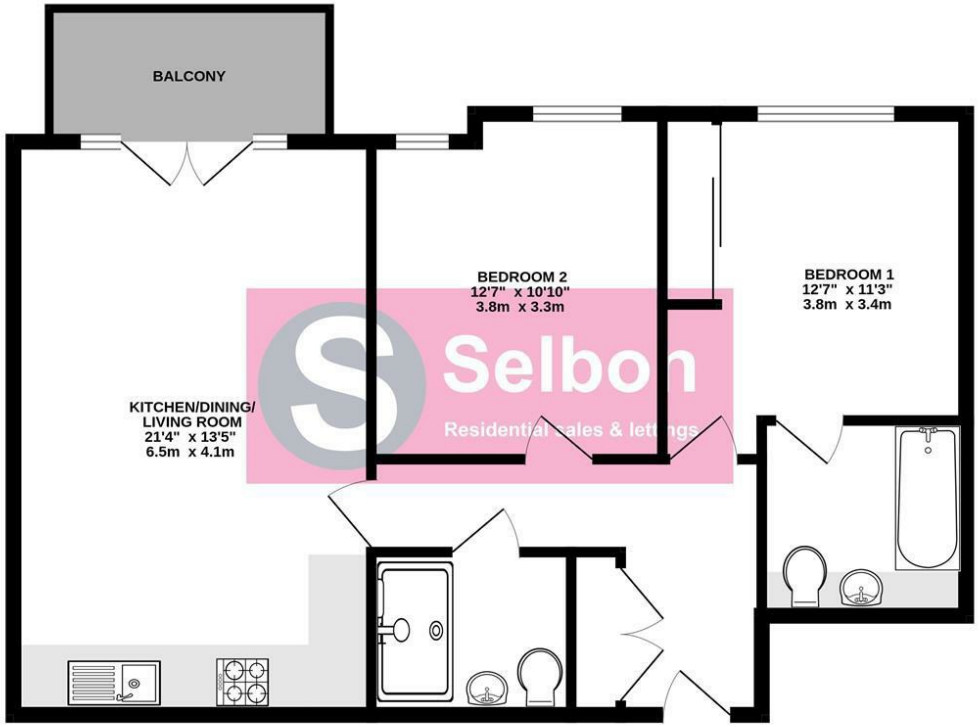
Hampton Manor



Hampton Manor



Floor Plans



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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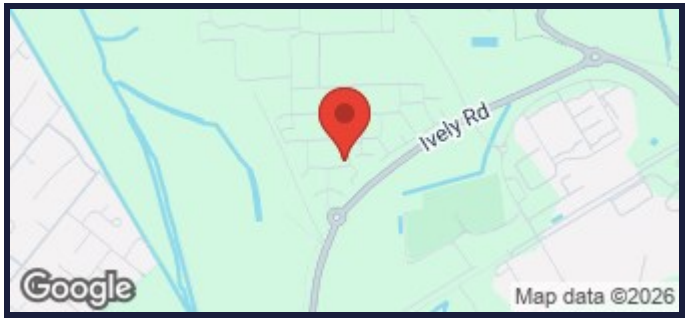
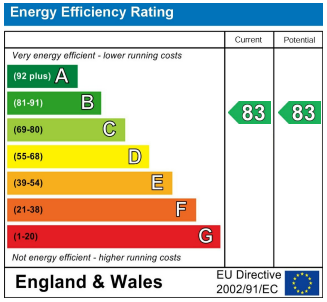
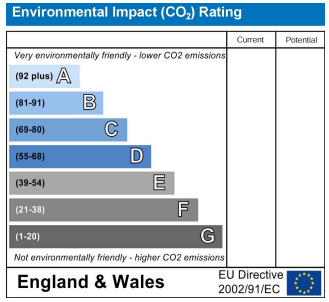
Area Map



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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