



Yew Barton Court Aldershot Road, Fleet
Fleet

McCarthy
Holden

Guide Price £275,000



6 Yew Barton Court Aldershot Road

Fleet

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No Onward Chain
- Bedroom One With En-Suite
- Gated Development
- Allocated Parking
- Penthouse Apartment
- Close to Local Amenities



A two bedroom second floor apartment, situated within a secure, gated development in Church Crookham. Located on the popular Aldershot Road, the property is within close proximity to Fleet town centre, Fleet mainline station, local amenities, nature reserves, and schools of all age groups.

Accommodation

Upon entering you are welcomed by a spacious hallway featuring a convenient storage cupboard and providing access to all principal rooms. The impressive 16 x 16ft living room is bathed in natural light thanks to its double aspect, creating a bright and inviting atmosphere. Seamlessly connected, the modern kitchen boasts a range of fitted units, under a granite work top and integrated appliances, including a hob, oven, extractor fan, fridge/freezer, dishwasher and washer/dryer.

The apartment features two well-proportioned double bedrooms both with built in wardrobes. The principal bedroom benefits from the luxury of an en-suite shower room. Completing the accommodation is a main bathroom equipped

with a bathtub and overhead shower. This property presents an excellent opportunity for comfortable and convenient living in a desirable setting.

Outside

Externally there is a private communal garden area. One allocated parking space, multiple visitor spaces plus a secure bike store.

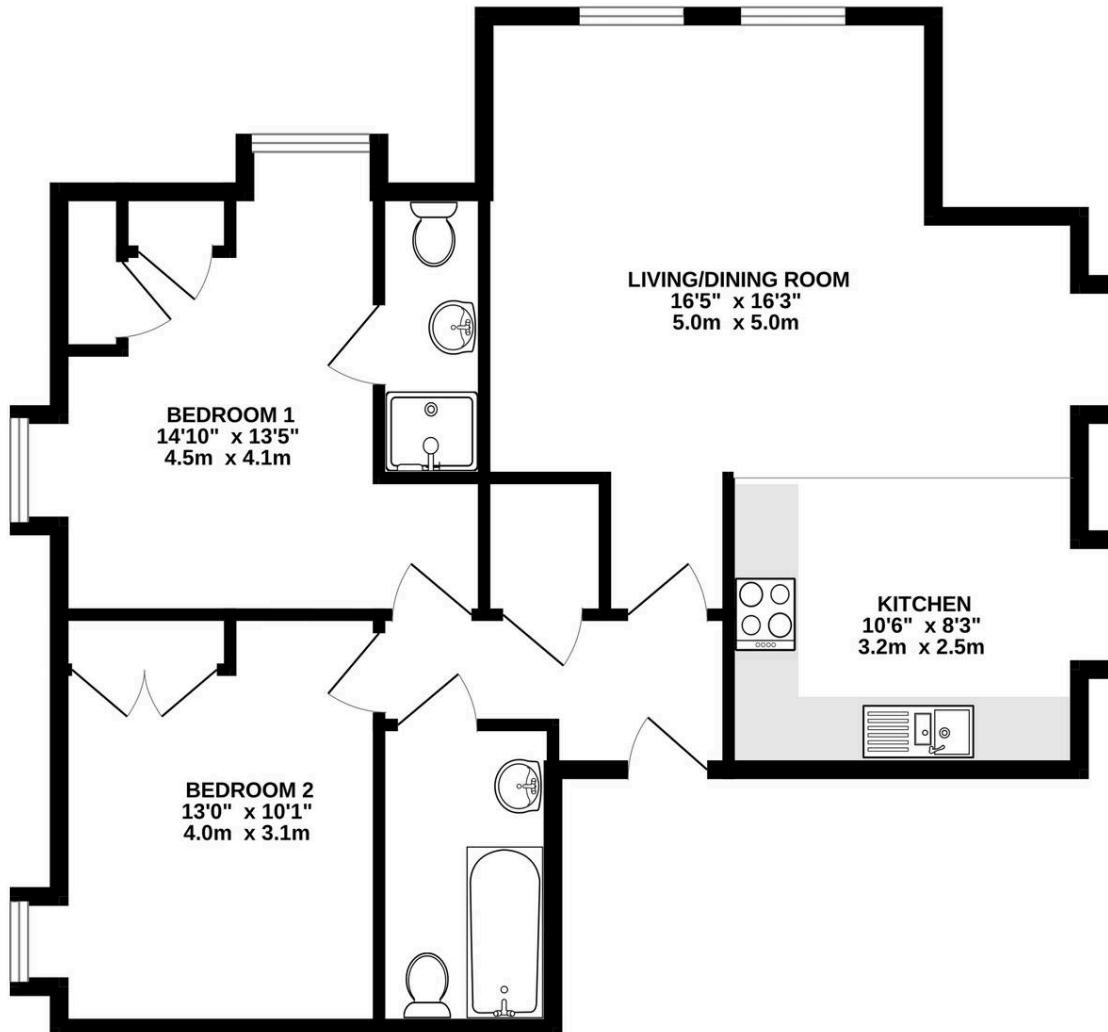
Location

Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25. Fleet town centre offers comprehensive shopping and leisure facilities, schools for all age groups, churches of various denominations and various health care services.

Towns such as Basingstoke, Guildford and Reading are all within 20 miles whilst the historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are a short drive away. Heathrow Airport is about 28 miles and Farnborough Airport is about 5 miles distant. Private aircraft facilities are also available



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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