



Selbon
Simply Different

Pyestock Way, Fleet,
Hampshire, GU51 3JZ
Offers over £260,000 Leasehold



01252 979300
Selbonproperty.co.uk

- One Bedroom Top Floor Apartment
- Bedroom With Fitted Wardrobe
- Utility Cupboard
- E.V Charging Points For Residents
- Long Lease In Excess Of 990 Years
- Modern Kitchen With Fitted Appliances
- Modern Bathroom Suite With Shower
- Allocated Parking and Generous Visitor Parking
- Lift Access To Each Floor
- No Onward Chain

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

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 a double bedroom with fitted wardrobe with mirrored sliding doors. The modern bathroom suite includes a Bathtub with wall mounted shower and glass shower screen, heated towel rail, W.C., wash basin and a mirrored medicine cabinet. The generous reception space is over 20 Ft. in length and offers a social, open-plan space in entertain which overlooks the salubrious fountain entrance to Hartland Village and tree line views. The kitchen includes a range of base and eye level storage cupboards and fitted appliances including a fridge freezer, dishwasher, oven with four burner gas hob and wall mounted extractor fan.

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 £1792 per annum. We are advised by the current owners that the annual ground rent is approximately £200 per annum.

To the rear of the building there is an allocated parking space, 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.

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.







Red Cedar Avenue

12

28

19

8

2

13

1 to 26
Hartland Manor

11

Play Area

Pyestock Way

Violet Heath

House
Redwood
011

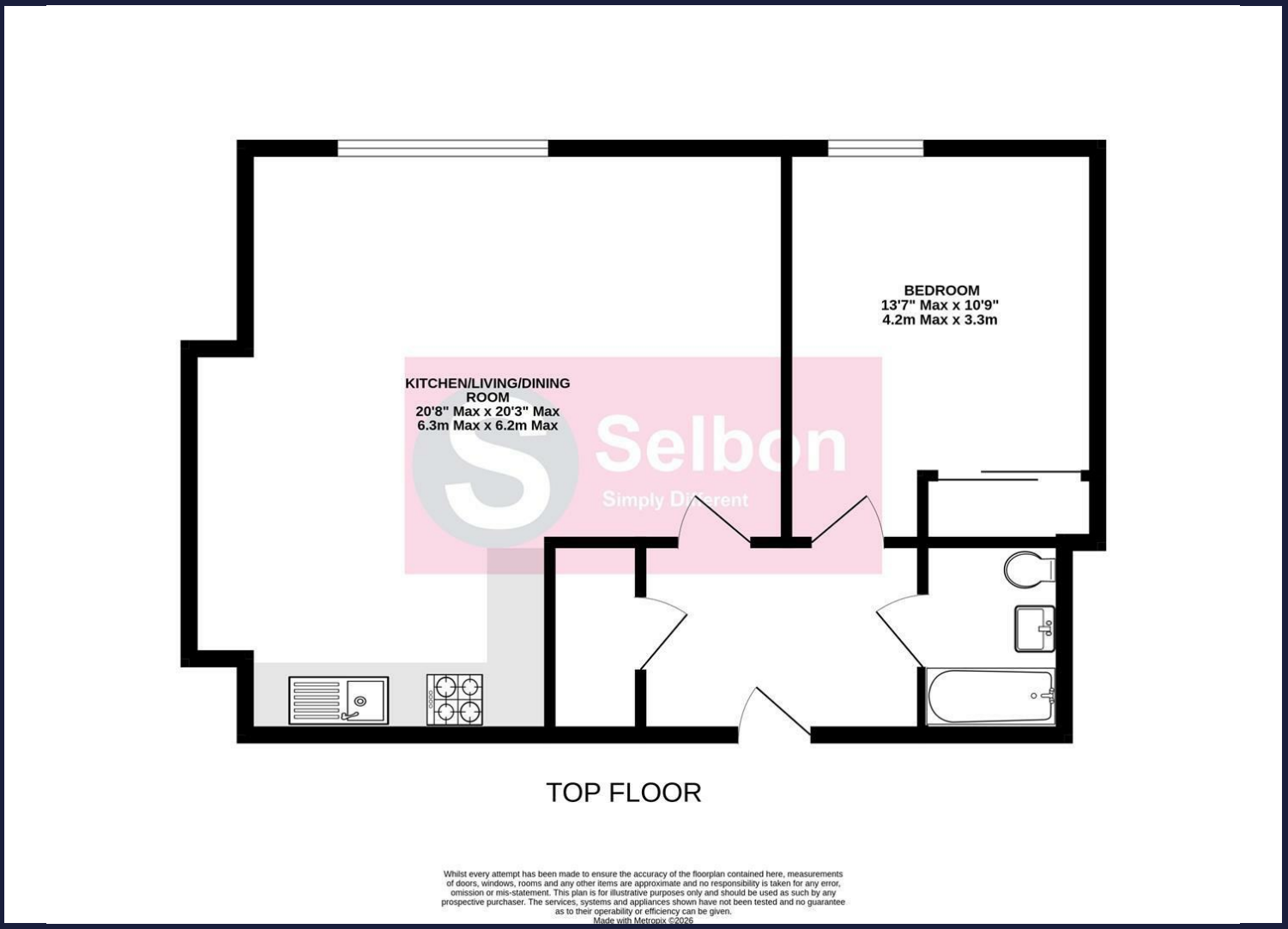
Beech H
Coppice
197

12

20

6

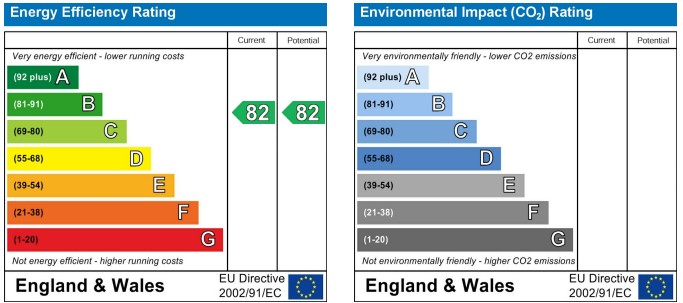
Floor Plans



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

Council Tax Band: B

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