

Heath House, Burrow Gardens, Crookham Village  
One Bedroom Groundfloor Apartment





# Heath House, Burrow Gardens, Crookham Village, Hampshire, GU51 5EX

## The Property

Situated within the sought after Hareshill development in Crookham Village, this one-bedroom ground floor apartment is offered to the market with no onward chain. Benefits to this property include allocated parking, open plan living/dining/kitchen, an ideal purchase for a first-time buyer or investment buyer and available to purchase at a 40% share ownership price.

## Accommodation

Accommodation comprises of front door which opens into a spacious hall area which has room for storage and opens into the open plan living/dining/kitchen area. This light and airy accommodation offers a beautiful kitchen with a range of fully fitted integrated appliances including oven, electric hob, dishwasher, and additional appliance space.

The generous main bedroom is found at the back of the apartment which offers space for wardrobes and window overlooking the communal gardens.

There is a separate well-proportioned bathroom with a sink, toilet, and bathroom with shower overhead.

Within the hall the property offers a bonus cupboard containing a washer/dryer.

## Outside

The enclosed car park offers each property an allocated parking space, as well as additional visitor parking. Heath House also has communal grounds, bin stores and bike stores.

## Additional Information

Tax band C and local council is Hart. Lease 998 years.

Service charge is £88.69 per month.

## Location

Hareshill is ideally located for local amenities and is within easy access of both Fleet town centre and Fleet mainline railway station.

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, excellent restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and various health care services.























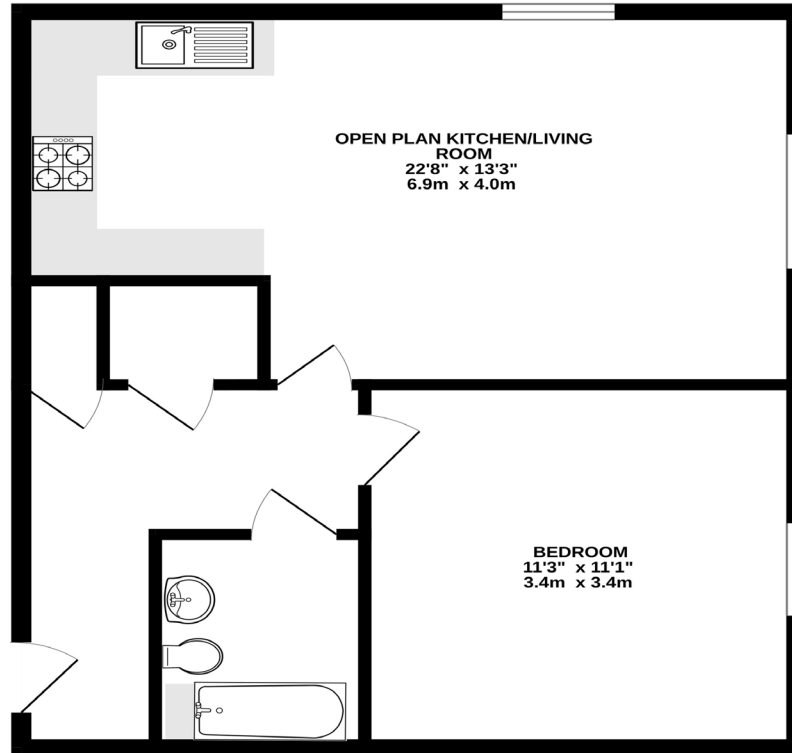








GROUND FLOOR



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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# Places of interest

A selection of photographs showing various locations in and around Fleet are shown below.



Fleet Pond

McCarthy  
Holden



Fleet Train Station



Edenbrook Country Park



Basingstoke Canal



Fleet High Street



## Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode GU51 5EX. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned.

### Viewing

Telephone sole agents  
McCarthy Holden: 01252 620640

### Services

Mains electricity, heating, water and drainage.  
EPC Rating - C (75)

### Local Authority

[Hart District Council](#)  
[Council Tax Band - C](#)

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