

# Pyestock Way Two Bedroom Apartment



## 15 Hartland Manor, Pyestock Way, Fleet, GU51 3JZ

### The Property

This attractive two double bedroom property is located on the second floor of a purpose built apartment block within the popular Hartland Village Development which has access to numerous areas of woodland and local interest, including Fleet Pond Nature Reserve and Bramshot Country Park.

The property, which was purchased by the current owners from new less than two years ago can be accessed via the staircase or lift.

### Accommodation

There is an entrance hallway with entry phone, a large storage cupboard housing a washer/dryer and doors giving access to all rooms.

The open plan living room/dining room/kitchen is approximately 23ft long with French style doors in the living area which open onto a pretty balcony allowing natural light into the room.

The kitchen area is fitted with a range of modern gloss units and incorporates integrated appliances including oven, hob, microwave, extractor fan, fridge, freezer and dishwasher.

### Outside

The property further benefits from two allocated parking spaces as well as visitors parking.

### Additional Information

Service Charge is currently £2,000.00 per annum.  
Ground Rent is £250.00 per annum  
Length of Lease - £995 years

### Location

Hartland Village development is within easy access of Farnborough and Fleet which both have mainline railway stations offering regular services to London Waterloo under an hour whilst the M3 motorway which links to the M25 is within easy access.

Both towns offer a good selection of shopping and leisure facilities, restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and health care services.









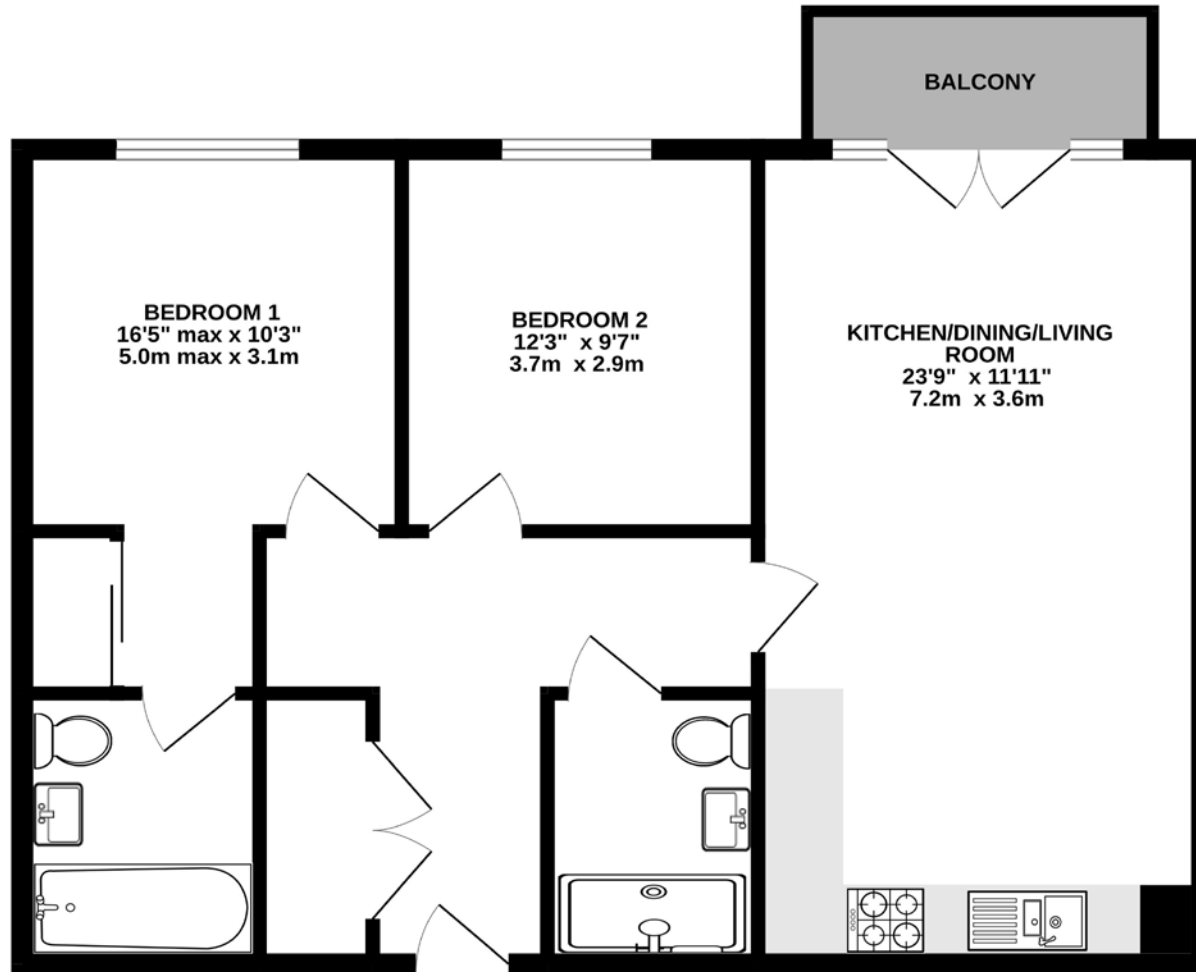












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 and Farnborough are shown below.



Fleet Pond



Basingstoke Canal



Fleet Mainline Railway Station



Farnborough Mainline Railway Station



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 3JZ. 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, water and drainage.  
Gas Central Heating  
EPC Rating - B (84)

### Local Authority

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

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