

Heron Place  
Two Bedroom Apartment



## Heron Place, Avondale Road, Fleet, GU51 3LQ

### The Property

A well presented two bedroom first floor apartment situated in the heart of Pondtail within close proximity of Fleet mainline train station, Fleet pond and nature reserve and town centre.

### The Accommodation

The apartment comprises a generous sized lounge/diner, kitchen, two double bedrooms, a family bathroom plus an en-suite shower room to bedroom one. The lounge benefits from two double windows allowing the room to feel bright and airy. There are several fitted storage cupboards throughout the apartment.

### Outside

The property offers allocated parking to the front with additional visitors spaces. The communal grounds are well maintained, mainly laid to lawn with mature shrub borders.

### Additional Information

Hart District Council Tax Band C

Service Charges - £1850 per year

Lease - 999 years remaining.

### 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 at Blackbushe Airport (about 5 miles).





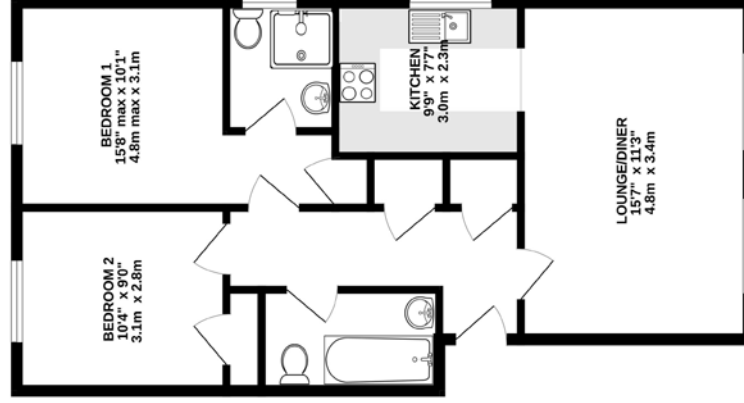












While every effort has been made to ensure the accuracy of the floor plan, the dimensions of rooms, windows, doors and other items are approximate and no responsibility is taken for any error or omission. The floor plan is for illustrative purposes only and does not constitute a contract or prospective purchase. The architect, systems and all appliances shown have not been listed and no guarantee is given for the same. Make with reference to the floor plan.





# Places of interest

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



Fleet Pond



Basingstoke Canal



Fleet Mainline Railway Station



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 3LQ. 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 - D (73)

### Local Authority

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

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