

27 Ash Lodge  
Hartley Wintney, Hampshire





## 27 Ash Lodge, Hartley Wintney, Hampshire, RG27 8PQ

### The Property

A well proportioned and modernised one bedroom, second floor apartment with stunning views over the village, accessed via lift or stairs, for the over 55's close to the centre of Hartley Wintney village.

### Accommodation

Ash Lodge is the main building in this popular development for over 55's only. The apartment is on the second floor on the far corner of the west elevation, benefitting from some truly unique views from the balcony to the west and windows of the kitchen and living room to the south.

The accommodation consists of an entrance hallway with large storage cupboard as the central access point.

To the left is a modernised bathroom with large walk in shower, WC, bidet, sink and storage.

Next is the living room with a sunny dual aspect. There are bespoke plantation shutters on the windows and a private balcony looking out to the west for lovely sunsets.

Adjoining the living room is the kitchen which

enjoys a southerly aspect. The kitchen benefits from generous storage, modern oven and hob as well as a range of appliances.

The bedroom is a generous double room with fitted storage and also has a dual aspect to the south and west.

### Outside

The apartment benefits from a sheltered balcony with stunning views over Hartley Wintney.

### Location

The property is part of the Hartford Court Residential complex for over 60's. There is a communal area in the main building comprising of a large lounge and conservatory for socialising, an on site laundry room and an on site warden's office.

Ash Lodge is a short walk from Hartley Wintney High Street.

The village offers a good range of shops for day to day needs and further boutique shopping for independent outlets. There is a good number of eateries and public houses both in the village and nearby.

The town of Fleet lies some 4 miles away catering more for day to day needs and has a mainline station offering a fast service to London Waterloo.

Larger regional centres are Basingstoke (11 miles) and Reading (13 miles).

Motorway access is to the M3 at Hook J5 and Fleet (J4a) and the M4 at Reading (J11).

### Charges & Costs

Annual fees of approximately £3365.44 Per Annum apply as well as a ground rent charge of £720 PA and are paid to the management company First Port. (subject to change, independent verification should be sought).

The vendors have stated that 115 years remain on the lease.





























# Hartford Court, Hartley Wintney, Hook, RG27

Approximate Area = 569 sq ft / 52.9 sq m

For identification only - Not to scale









# Places of interest

Nearby Hartley Wintney's high street's village amenities include a range of shops, cafe's and restaurants, not to mention the golf course and cricket green.

Nearby Winchfield Station is the nearest mainline train station, just 55 minutes to London Waterloo.

Nearby larger shopping experiences can be found in Basingstoke and Reading, with London less than 40 miles away also.





## 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 RG27 8PQ 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. The developer reserves the right to change the specification at any time during the build process without notice.

### Viewing

Telephone:  
McCarthy Holden: 01252 842100

### Services

Mains electricity, water and drainage.  
Electric central heating.

EPC - D (61)

### Local Authority

[Hart District Council](#)  
[Council Tax Band: C](#)  
[£1865.37 for 2023/23](#)

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