

Yew Barton Court , Church Crookham
Two Bedroom Apartment



Yew Barton Court, Church Crookham, Fleet, Hampshire, GU52 8LJ

The Property

A two bedroom second floor apartment, situated within a secure, gated development in Church Crookham. Located on the popular Aldershot Road, the property is within close proximity to Fleet town centre, Fleet mainline station, local amenities, nature reserves, and schools of all age groups.

Accommodation

Upon entering you are welcomed by a spacious hallway featuring a convenient storage cupboard and providing access to all principal rooms. The impressive 16 x 16ft living room is bathed in natural light thanks to its double aspect, creating a bright and inviting atmosphere. Seamlessly connected, the modern kitchen boasts a range of fitted units, under a granite work top and integrated appliances, including a hob, oven, extractor fan, fridge/freezer, dishwasher and washer/dryer.

The apartment features two well-proportioned double bedrooms both with built in wardrobes. The principal bedroom benefits from the luxury of an en-suite shower room. Completing the

accommodation is a main bathroom equipped with a bathtub and overhead shower. This property presents an excellent opportunity for comfortable and convenient living in a desirable setting.

Outside

Externally there is a private communal garden area. One allocated parking space, multiple visitor spaces plus a secure bike store.

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

Additional Information

Length of Lease - 105 years remaining
Ground Rent - £200 p.a
Service Charge - £133 p.m
Council Tax - D











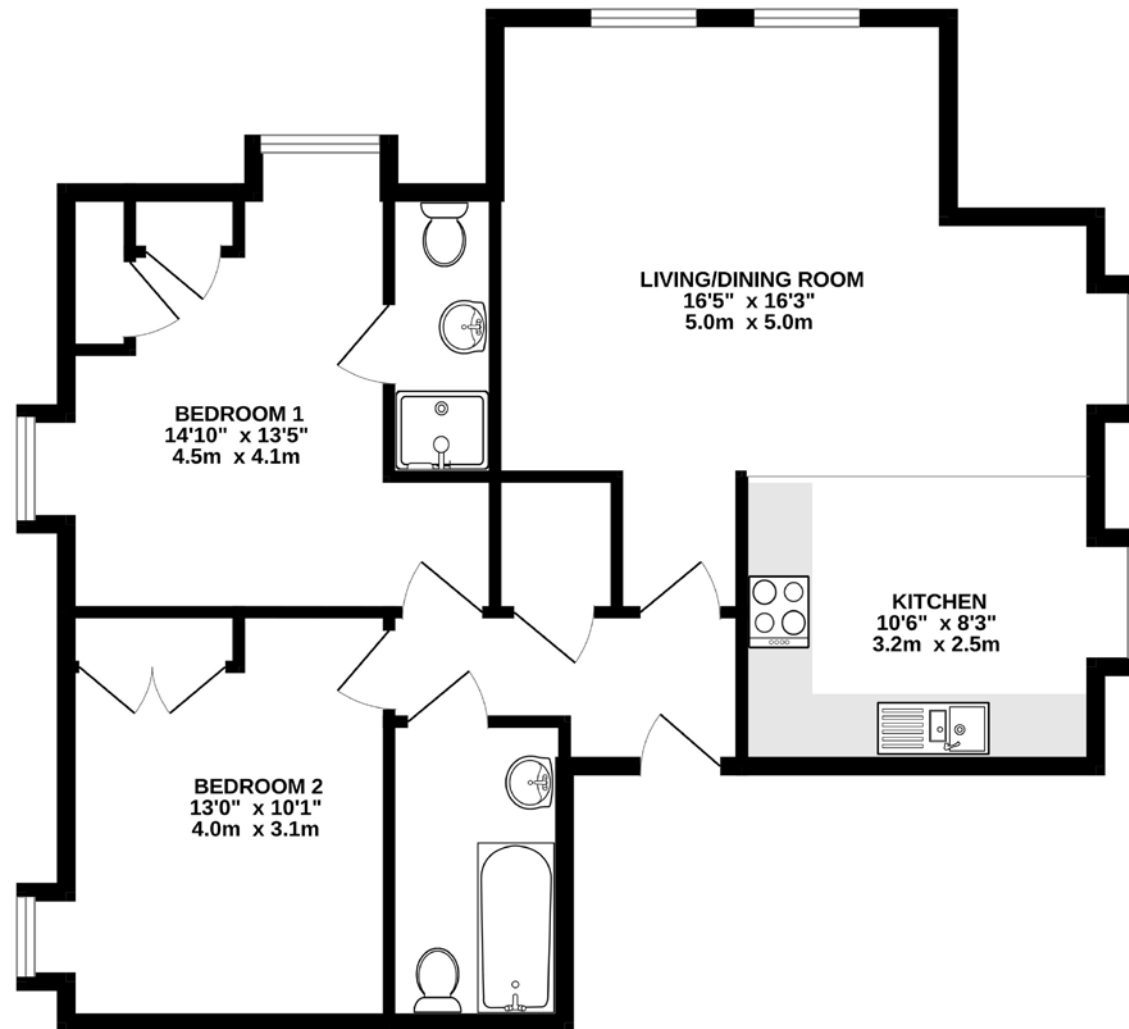








SECOND FLOOR



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 availability or efficiency can be given.

Places of interest

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



Fleet Pond



Rail Line/Fleet Pond



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.

Services & Material Information

Water – Mains
 Drainage - Mains
 Gas – Mains
 Electric – Mains
 Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs
 EPC - C (77)
 Broadband Checker - <https://www.openreach.com/fibre-broadband>
 Mobile Signal - Unknown, depends on carrier
 To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Directions - Postcode GU52 8LJ.

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

Viewing
 Telephone sole agents
 McCarthy Holden: 01252 620640

Local Authority
 Hart District Council
 Tax Band D



www.mccarthyholden.co.uk