

Bentley Lodge, Bentley Drive, Elvetham Heath
Two Bedroom Apartment



Bentley Lodge, Bentley Drive, Elvetham Heath, Hampshire, GU51 1BB

The Property

A spacious two bedroom apartment situated on the ever popular Elvetham Heath development close to local amenities and offered to the market with no onward chain.

Accommodation

On entering the property you are greeted with a large entrance hallway with intercom system. The 20ft living room which is bright and airy has double doors to the kitchen which has an arrangement of eye and base level units and integrated appliances. The main bedroom benefits from its own en-suite. There is a further double bedroom and family bathroom.

Outside

Outside the property has well maintained communal gardens and two allocated parking spaces as well as visitors parking.

Additional Information

Lease - 102 years

Service Charge - £2,068.92p P/A

Ground Rent - £150 P/A

Tax band is D and the local council is Hart.

Location

Elvetham Heath is a development with a wealth of amenities including a supermarket, primary school, church and public house. Various activities and facilities are enjoyed by the local community including a football pitch, cycling and running clubs.

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









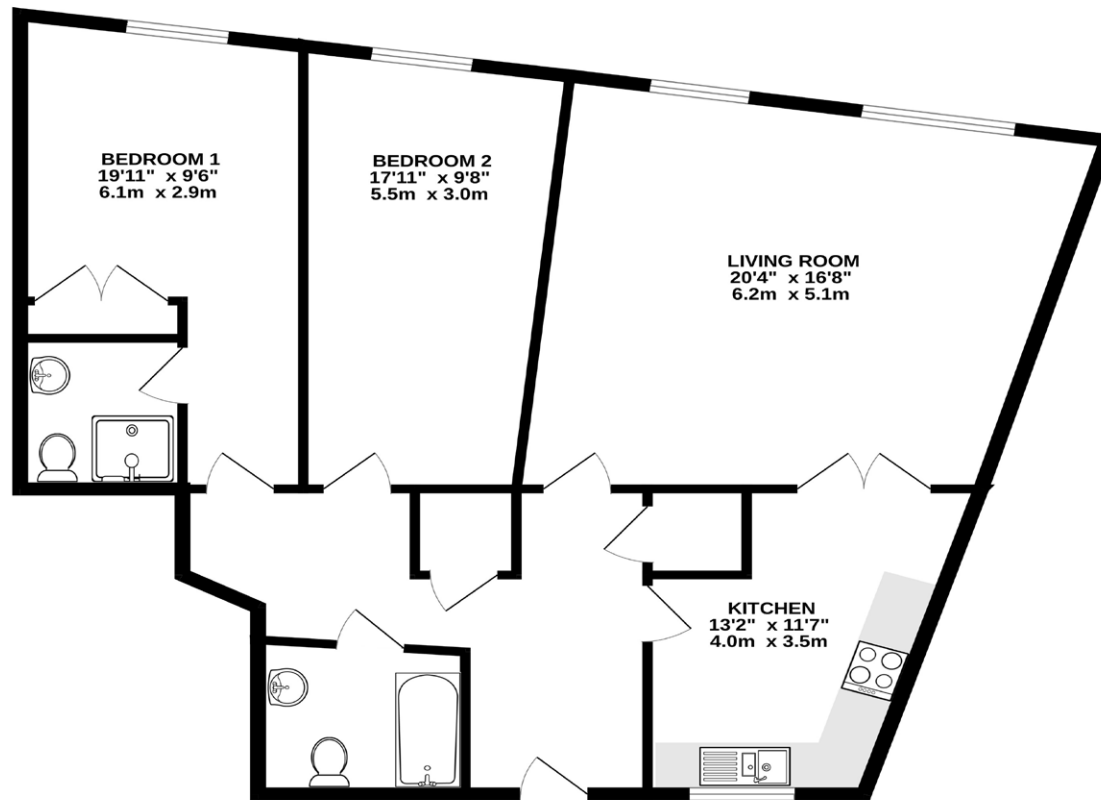






MOUNTS AVE

GROUND FLOOR
960 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 sq.m.) approx.

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.



Basingstoke Canal



Fleet High Street



Fleet Train Station



Farnborough Airport

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).

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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
Gas – None
Electric – Mains
Sewage - Mains
Heating – Electric

Materials used in construction - Brick, Timber Framed, Tiled roofs
EPC - B (81)
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/>
Accessibility Accommodations - None

Directions - Postcode GU51 1BB. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

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

McCarthy
Holden 

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