

Newton Drive, Church Crookham  
Two Bedroom Ground Maisonette



## **Newton Drive, Church Crookham, Hampshire, GU52 8BP**

### **The Property**

Situated within the sought after development of Crookham Park, this two-bedroom ground floor maisonette is offered to the market as an ideal investment opportunity or a perfect property for a first-time buyer. Benefits to this property include two bathrooms, a spacious kitchen/living/dining area, allocated parking and the property has been finished to a high standard throughout.

### **Accommodation**

Accessed via its own private entrance, the property comprises of a spacious hallway which offers plenty of storage and leads into the open plan living/dining/kitchen area. The dual aspect living room offers a wonderful 7-and-a-half-foot wide south easterly facing feature window bringing a bright and airy feel into the room. The refitted kitchen offers a range of fully fitted integrated appliances including oven, hob, dishwasher, washer/dryer and fridge/freezer. The kitchen also offers plenty of storage and additional appliance space.

The property offers two generous bedrooms both overlooking the front of the property. The main bedroom offers an en-suite shower room and space for a dressing area. The accommodation is finished with the main bathroom which offers a sink, toilet and bath with shower overhead.

### **Outside**

The property offers one allocated parking space to the rear of the property and ample visitors parking spaces close by. Newton Drive is within close proximity of two parks, tennis and basketball courts as well as the community centre that hosts numerous classes and activities. The property also benefits from a communal secure bike store and a bin store.

### **Additional Information**

Lease - 116 years.  
Ground rent is £250 P/A  
Service charge is approximately TBC  
Tax band C and local council is Hart.

### **Location**

Crookham Park benefits from an abundance of countryside including the SANGS land. Furthermore, the home is within easy walking distance to shops and schools. 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.









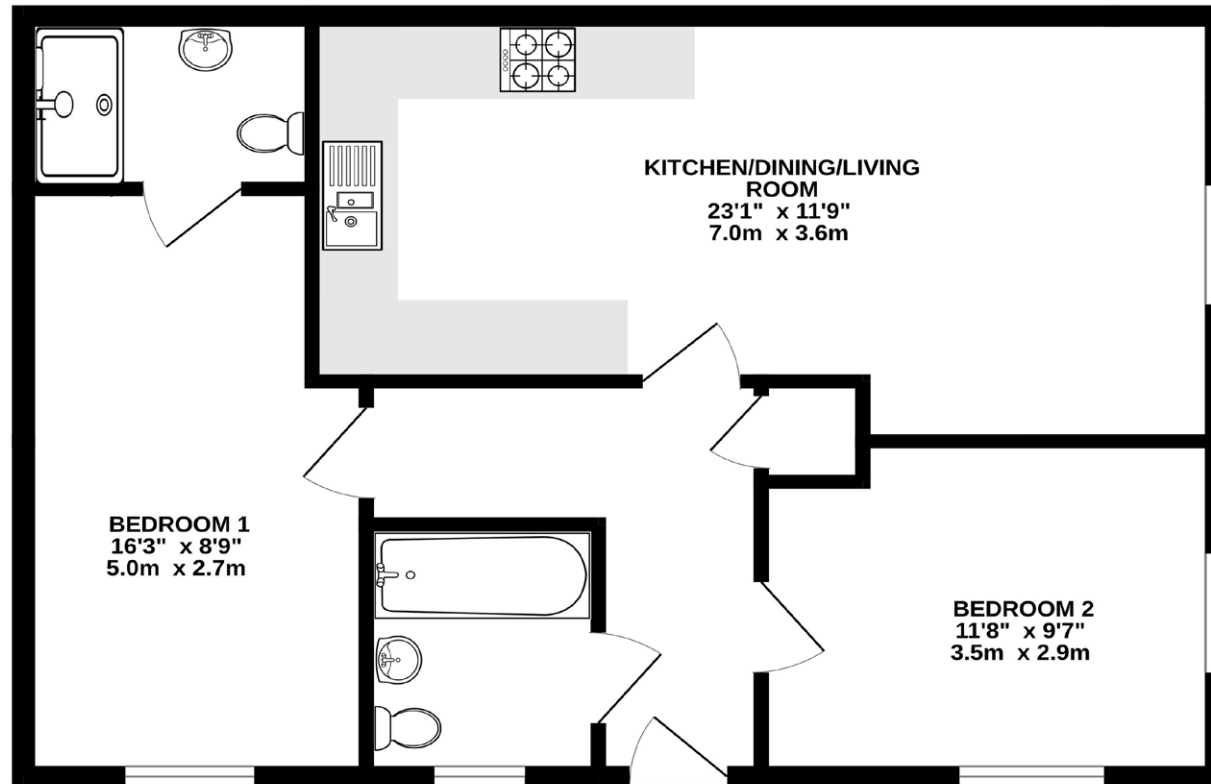








# GROUND FLOOR



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# Places of interest

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



Basingstoke Canal



Fleet Train Station



Crookham Park



Fleet High Street



Fleet Pond

## 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 – Mains  
Electric – Mains  
Sewage - Mains  
Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs  
EPC - B (85)  
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 GU52 8BP. 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 C

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