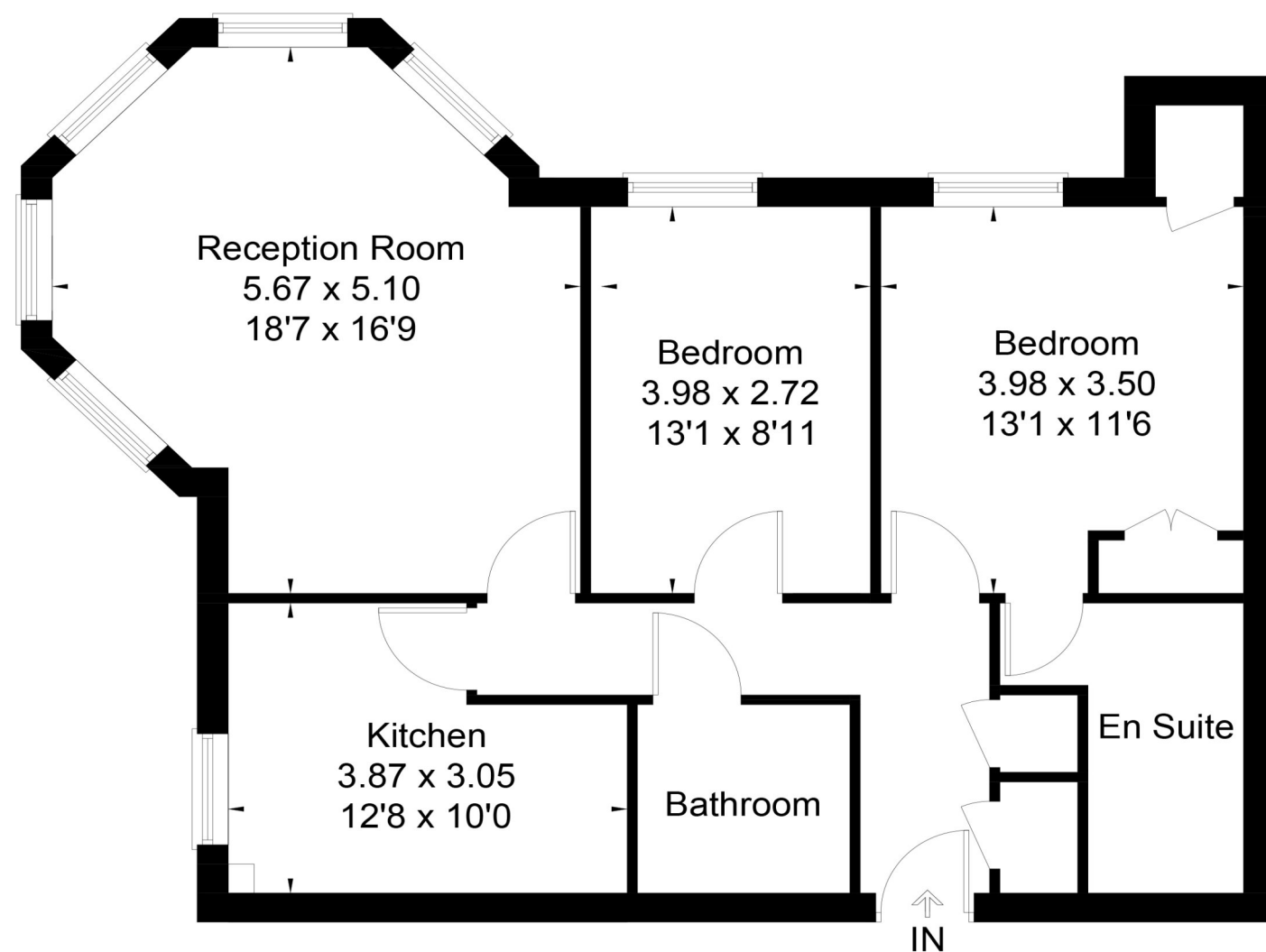


Approximate Floor Area = 79.6 sq m / 857 sq ft



First Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com 63999

Tel 01252 733042
Email Farnham@winkworth.co.uk
99 West Street, Farnham, GU9 7EN

Winkworth

Independent proprietor: Tarrant Estate Agents Limited trading as Winkworth



Crookham Road, Hampshire, GU51

Guide Price £1,600 per month

Spacious 2 double bedroom furnished first-floor apartment. Enjoy the convenient location close to town and residents parking space. Modern and well-maintained property. Book your viewing today! EPC B. Council Tax Band D Available 5th August 25

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Winkworth

ACCOMMODATION

- Walking Distance to town
- 1st floor with lift
- Furnished
- Large light elegant Living/Dining Room
- Two double Bedrooms
- Bathroom and Ensuite Shower Room
- Well equipped kitchen
- Allocated parking space
- Communal Gardens

DESCRIPTION

We are delighted to present this modern first floor apartment, located in a highly sought-after area. This beautifully furnished property offers two bedrooms, making it ideal for a couple or two professionals.

The apartment boasts a spacious open-plan living/ dining area with wonderful bay windows, providing a comfortable space for relaxation and entertaining. The fully equipped kitchen features modern appliances and ample storage space.

The property also benefits from a resident's parking space.

Located in a vibrant neighbourhood, this apartment offers easy access to a range of amenities including shops, restaurants, and leisure facilities. Excellent transport links are also within close proximity, providing easy commuting options.

Don't miss out on the opportunity to make this apartment your new home. Contact us today to arrange a viewing.

LOCATION

The property is conveniently located in a popular residential setting in Fleet within easy walk of a wide range of amenities.

Situated in the County of Hampshire, Fleet is a major town within the Hart district. Fleet has a good community feel with many local events organised by its local committee including its food festival, Saturday market, carnival, fireworks and many sporting events. Its traditional Victorian high street boasts a fantastic selection of bars, restaurants and shops including the Hart shopping centre and Hart leisure centre offering a wide range of facilities and home to many local sports and clubs.

Over the past few decades there have been many residential developments including Elvetham Heath, Ancells Farm and Zebon Copse, providing many new homes without impacting on the local countryside.

Fleet is ideally situated for excellent commuter links via Junction 4a of the M3 motorway and mainline rail station links to Basingstoke and Southampton and London Waterloo in 43 minutes. The local Buzz bus service also offers links to the surrounding towns of Farnborough, Aldershot and Farnham. Easy access to surrounding countryside including Fleet Pond nature reserve, a notable beauty spot.



SERVICES

All mains services connected

LOCAL AUTHORITY

Hart District Council, Fleet. Council Tax Band D

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective tenant that these particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these particulars.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		