

## Two Bedroom Apartment

**Station Road, Hook, Hampshire, RG27 9QR**

Price: £310,000

- Two Bedrooms
- Two Bathrooms Including an En Suite
- South Westerly Facing Balcony
- Two Allocated Parking Spaces
- Long Lease
- Close to the Train Station
- Ideal First Time Purchase
- EPC: B (85)



## Description

Bridges are delighted to present this stylish Bentinck design apartment in Bartley Square, owned from new by the current owner since 2020. Situated on the second floor, this contemporary home offers a thoughtfully designed layout, perfect for modern living.

Upon entering, the welcoming hallway provides access to the main bathroom, located on the left, and a utility cupboard opposite, which includes space for storage and a washer dryer, keeping everything neatly tucked away. The hallway leads first to the spacious principal bedroom, complete with its own en suite, followed by the second double bedroom. Continuing through, the hallway opens into the impressive open plan kitchen, living/dining area, a bright and versatile space ideal for relaxing and entertaining. From here, doors lead to a private south westerly facing balcony, offering an inviting outdoor area to enjoy.

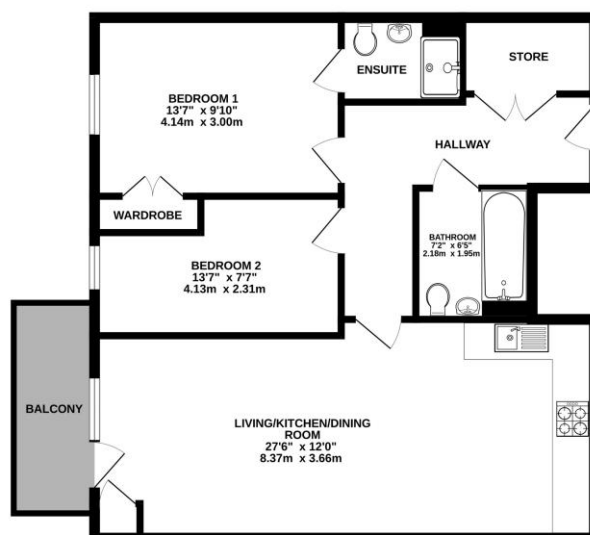
The apartment also benefits from a lift to all floors, a secure video entry system, and two allocated parking spaces in the underground car park.

## Outside

The apartment is situated in the highly desirable Bartley Square, offering the added benefit of beautifully landscaped rear gardens. These gardens feature raised flower beds and relaxing seating areas, creating a peaceful and tranquil retreat for residents to enjoy. The location is exceptionally convenient, with Hook's mainline station offering direct trains to London Waterloo, junction 5 of the M3 motorway, a local Tesco and village shops all nearby. With no onward chain and a long lease of approximately 993 years remaining, this apartment presents an excellent opportunity for first-time buyers or investors. We highly recommend arranging a viewing to fully appreciate the space, quality, and vibrant community this apartment offers.

## Floorplan

SECOND FLOOR



We warrant every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown hereon are not tested and no guarantee as to their quantity or efficiency can be given. Adapted from M2025



**TO ARRANGE A VIEWING PLEASE CONTACT:**  
Tel: **01256 769999** or Email: **info@bridges.co.uk**



**Important Notice -** These particulars are set out as a general outline only for the guidance of intended purchasers/tenants and do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Purchasers/Tenants must satisfy themselves by inspection or otherwise as to their correctness.