



## Two Bedroom Apartment

**Waleron Road, Fleet, Hampshire, GU51 1GE**

Price: £260,000

- Two Double Bedrooms
- Ground Floor Apartment
- Spacious Living/Dining Room
- En Suite
- Elvetham Heath Location
- Allocated and Visitor Parking
- Estimated Rental Price: £1,300pcm
- EPC: C (80)





## Description

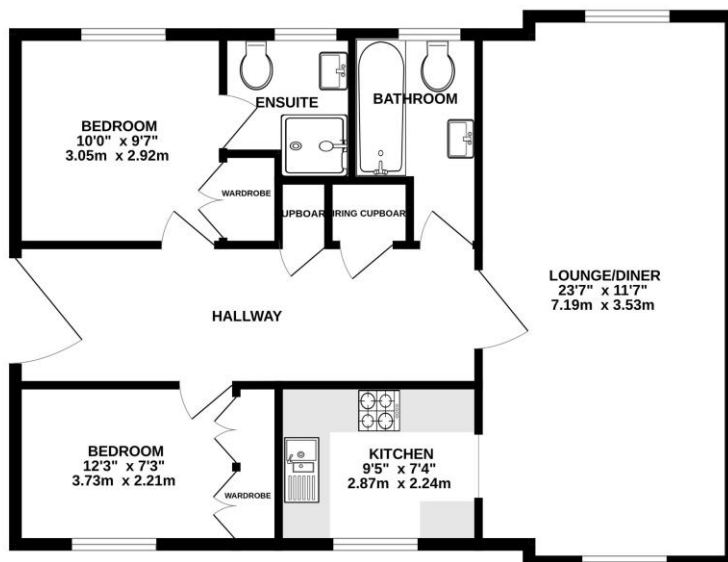
Located on the ground floor of the sought after Elvetham Heath development, this beautifully presented two bedroom apartment offers spacious and modern living in a highly desirable setting. The well appointed accommodation features a welcoming entrance hall leading to a generous 23ft dual aspect living/dining room, perfect for entertaining or relaxing in comfort. The separate kitchen is thoughtfully designed, offering ample storage and workspace. Both bedrooms are well proportioned doubles, each with built-in wardrobes for added convenience. The main bedroom further benefits from a private en suite shower room, while a contemporary family bathroom serves the rest of the home. Additional highlights include allocated parking and a long lease with approximately 106 years remaining, ensuring peace of mind for years to come. Early viewing is highly recommended—strictly by appointment only.

## Outside

This property benefits from well kept communal gardens and a secure bike storage cupboard, ideal for those who enjoy an active lifestyle. Situated just across the road from the picturesque Elvetham Heath Nature Reserve, it offers easy access to green space for walking, running, or relaxing in nature. Local shops, cafés, and everyday amenities are all within easy walking distance, while excellent transport links add to the appeal of this property. The M3 is just a five minute drive away, and Fleet train station is reachable in approximately 15 minutes on foot—making commuting a breeze. Fleet High Street is also close by, offering a vibrant selection of shops, dining, and services.

## Floorplan

GROUND 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 guidance 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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**TO ARRANGE A VIEWING PLEASE CONTACT:**  
Tel: **01252 361550** or Email: **info@bridges.co.uk**



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