

Sayers House, Newton Drive, Church Crookham  
One Bedroom First Floor Apartment



## **Sayers House, Newton Drive, Church Crookham, Hampshire, GU52 8BL**

### **The Property**

Situated within the sought after development of Crookham Park, this one bedroom first floor apartment is offered to the market with no onward chain. Benefits to this property include a 24ft kitchen/living/dining room, balcony area, two allocated parking spaces and an ideal investment opportunity or a perfect property for a first-time buyer.

### **Accommodation**

Accommodation comprises of front door which opens into a spacious hall area which has room for storage and opens into the open plan living/dining/kitchen area. The light and airy kitchen offers a range of fully fitted integrated appliances including oven, gas hob, dishwasher, and additional appliance space. From the living room you have a set of French doors which open onto the 14ft balcony which offers the bonus of outside space.

The generous main bedroom is found at the back of the apartment which offers space for wardrobes and has a window overlooking open green space.

There is a separate well-proportioned and presented bathroom with a sink, toilet, and bathroom with shower overhead.

### **Outside**

The enclosed car park offers two allocated parking space, as well as additional visitor parking.

### **Additional Information**

Lease - 116 years.

Ground rent is £250 P/A

Service charge is £1,200 P/A.

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.







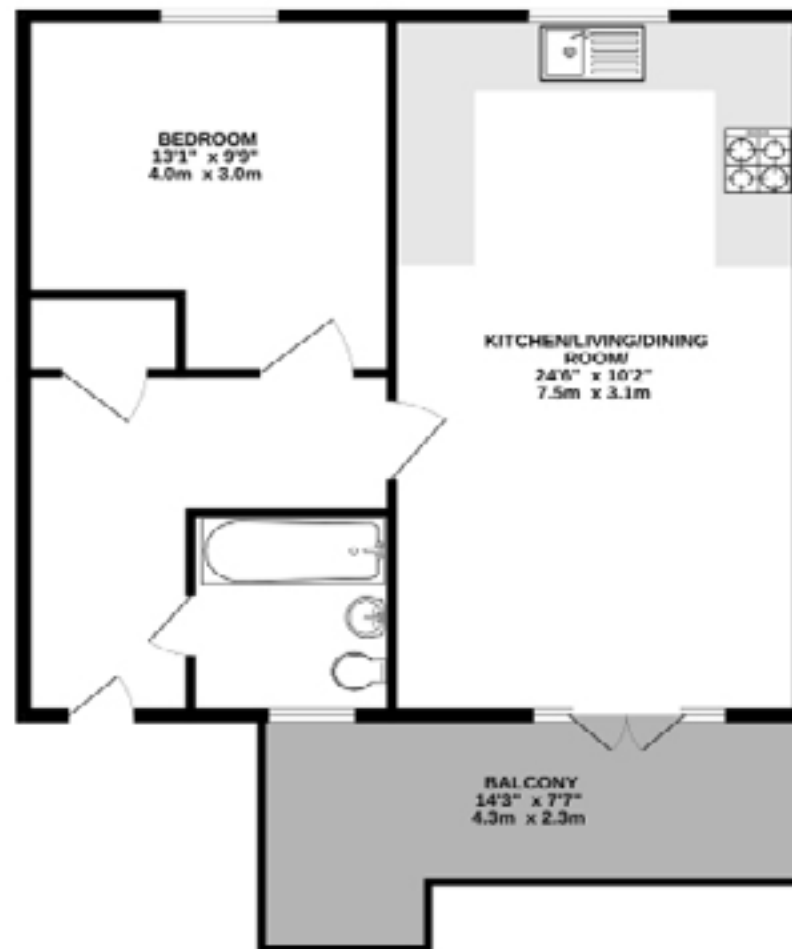












While every effort has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and does not constitute any guarantee or warranty. The contents, systems and appliances shown hereon are not intended to be a guarantee as to their operation or efficiency and are shown hereon with best efforts only.

# Places of interest

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



Fleet Pond



Fleet Train Station



Crookham Park



Basingstoke Canal



Fleet High Street

## 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).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

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.

Directions - Postcode GU52 8BL. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned.

### Viewing

Telephone sole agents  
McCarthy Holden: 01252 620640

### Services

Mains electricity, gas heating, water and drainage.

EPC Rating - B (86)

### Local Authority

[Hart District Council](#)  
[Council Tax Band - C](#)



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