





### Key Features:

- New, notably finished, first floor maisonette
- Well-connected village location
- Allocated parking with electric charging port
- Own garden
- Substantial, double aspect, open plan living/kitchen
- Stylish kitchen units with some appliances
- High specification bathroom
- Generous double bedroom
- Built-in storage
- Available immediately, unfurnished

### The Property

This new, first floor maisonette offers notably presented, contemporary living with fitted carpets, flooring and light, neutral decor throughout. Substantial open plan living space features, with a double aspect living room/kitchen. The kitchen offers stylish two-tone units, well equipped with modern appliances including an AEG oven, hob and extractor hood, as well as a Zanussi washer/dryer. A generous double aspect, double bedroom extends in excess of 15ft, offering built-in mirrored wardrobes. On arrival, a private entrance offers stairs rising to the main living accommodation, with the first floor landing benefitting from a storage cupboard. A high specification bathroom further features, comprising a sleek-lined white suite, complemented with tiled flooring and splashbacks. The accommodation additionally benefits from gas central heating.



### The Grounds

This property benefits from a garden with a modern patio, as well as allocated parking with an electric charging port.

### Location

A strong community village, set off the A30, with a mixture of businesses and rural countryside. The high street offers independent shops, cafes and restaurants, whilst recreational facilities are assisted by two community halls and a choice of four parks; Bassetts Mead, Hartlett's Park, King George V Playing Fields and Wellworth Park. Commuters are served by the M3 and the station that links to Waterloo, Southampton, Reading and Basingstoke.

### Agent's Comment

"A rare opportunity to live in a brand new maisonette, situated in a quiet part of the development, overlooking farmland, whilst benefitting from its own parking and garden."

### Agent's Note

Sorry, smokers, pets or children are not permitted.

### Recent Trustpilot Review

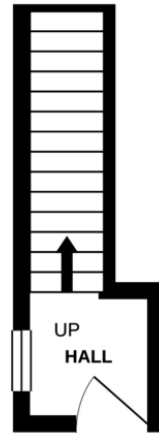
"They made the whole process of renting simple, straightforward and were always there to provide direction and sound advice."

### Energy Efficiency Rating

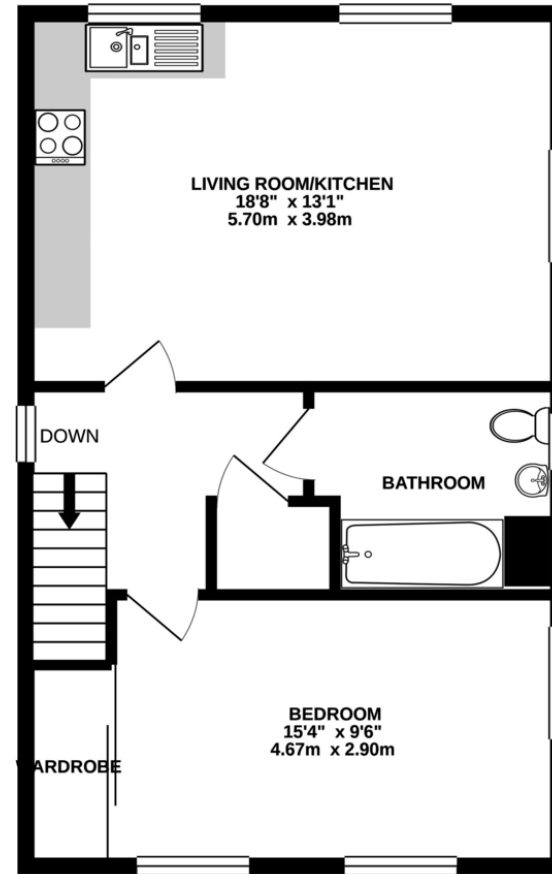
Current: B | Potential: B



GROUND FLOOR  
51 sq.ft. (4.7 sq.m.) approx.



1ST FLOOR  
554 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 sq.m.) approx.

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 illustrative purposes only and should be used as such by any.



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