



Heron Place | Avondale Road | Fleet | GU51 3LQ

Asking Price £275,000

Share of Freehold

Waterford's *W*
Residential Sales & Lettings

Heron Place | Avondale Road
Fleet | GU51 3LQ
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Beautifully presented two double bedroom first floor apartment with ensuite, share of freehold and allocated parking, situated in a highly regarded development of just five apartments in the popular Pondtail area, within walking distance of Fleet Pond and Fleet mainline station.

- Good size first floor apartment situated in Pondtail.
- Presented in excellent decorative order
- Fitted kitchen with oven, hob, extractor, dishwasher and Washing machine.
- Well maintained communal gardens and internal areas
- Small highly regarded block of just five apartments
- Two Double Bedrooms with master bedroom ensuite
- Allocated Parking with 3 further communal visitor spaces
- Easy walking distance of Fleet Pond conservation area and mainline train station.
- Share of Freehold not Leasehold.
- Excellent First Time Buy or investment

Situated in the highly desirable Pondtail area of Fleet, this spacious and beautifully presented first floor apartment offers an excellent opportunity for first-time buyers, investors, or those looking to downsize.





The property forms part of a small and highly regarded development of just five apartments and benefits from a share of freehold, providing an attractive alternative to a traditional leasehold arrangement. Presented in excellent decorative order throughout, the accommodation comprises two generous double bedrooms, including a principal bedroom with ensuite shower room, a well-appointed family bathroom, and a bright and welcoming living space.

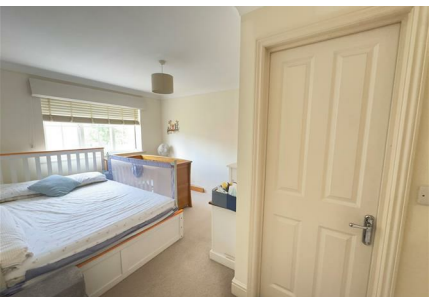
The fitted kitchen comes equipped with an integrated oven, hob, extractor hood, dishwasher, and washing machine, making it ready for immediate occupation. Residents also benefit from well-maintained communal gardens and internal areas, creating a pleasant and attractive environment.

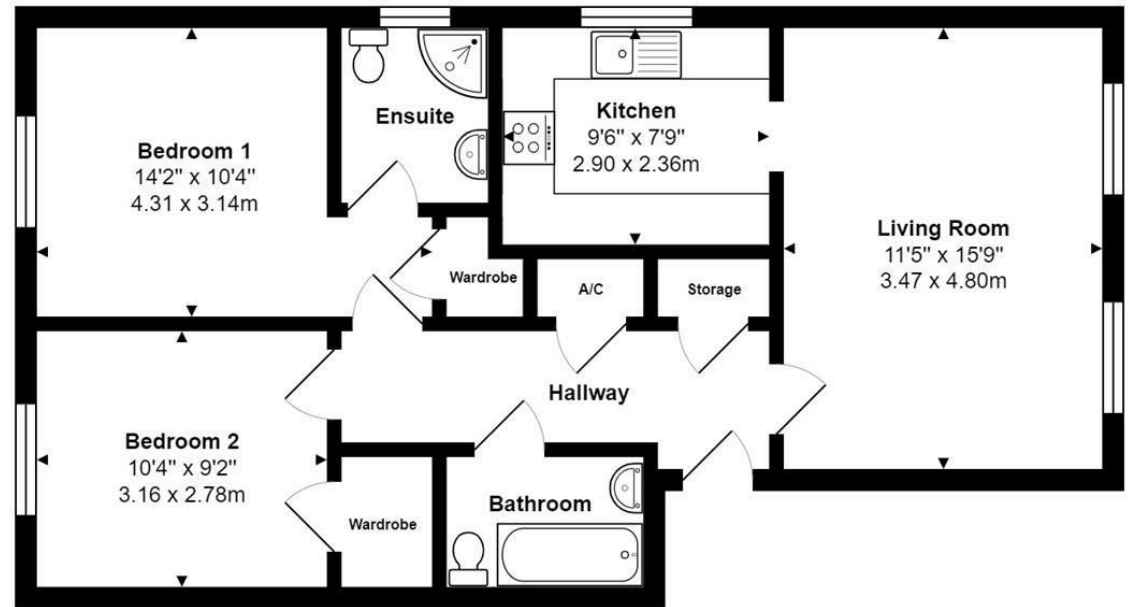
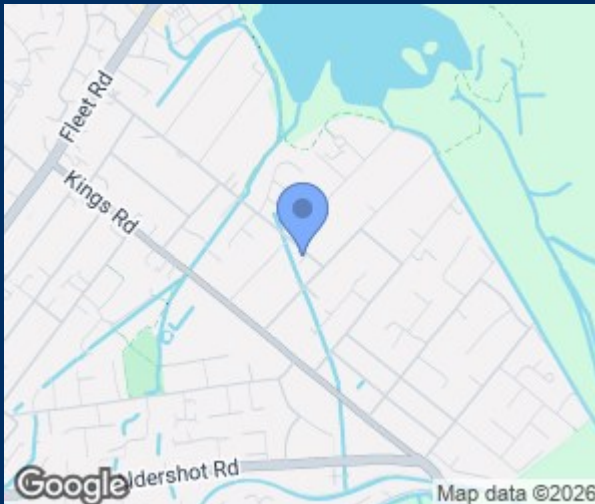
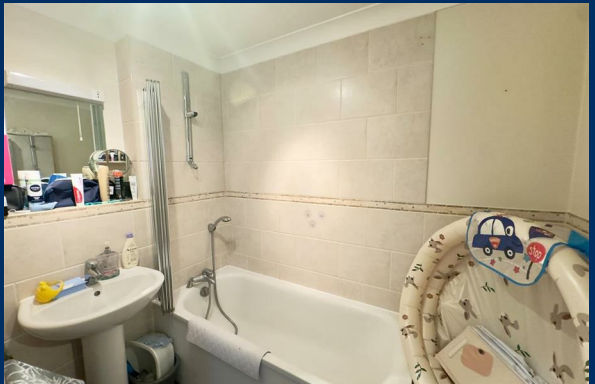
Externally, the property offers an allocated parking space along with three additional communal visitor parking spaces. Ideally positioned within easy walking distance of Fleet Pond Nature Reserve and Fleet's mainline railway station, the apartment combines convenience, lifestyle, and excellent commuter links.

An internal viewing is highly recommended to fully appreciate the quality, location, and overall appeal of this exceptional home.

Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!

Are you wondering: how much is my house worth in Fleet or Ewshot? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.





Total Area: 691 ft² ... 64.2 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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