



Marrow Meade | | Fleet | GU51 1JL

Asking Price £247,500

Leasehold

*Waterford's* W  
Residential Sales & Lettings

Marrow Meade |  
Fleet | GU51 1JL  
Asking Price £247,500

Offered to the market with no onward chain, this well-presented two-bedroom ground floor apartment benefits from a spacious living room, separate kitchen, garage and driveway parking. The property backs directly onto Elvetham Heath Nature Reserve, providing a peaceful outlook while remaining conveniently located for Fleet town centre and local amenities.

- Ground floor two-bedroom apartment
- Spacious living room with bay window
- Two well-proportioned bedrooms
- Presented in good condition throughout
- Backing onto Elvetham Heath Nature Reserve
- Offered to the market with no onward chain
- Separate fitted kitchen
- Family bathroom
- Private garage and driveway parking
- Convenient location for Fleet town centre, local amenities and transport links

Offered to the market with no onward chain, this well-presented two-bedroom ground floor apartment is situated in a quiet and desirable





residential location in Fleet, backing directly onto the beautiful Elvetham Heath Nature Reserve.

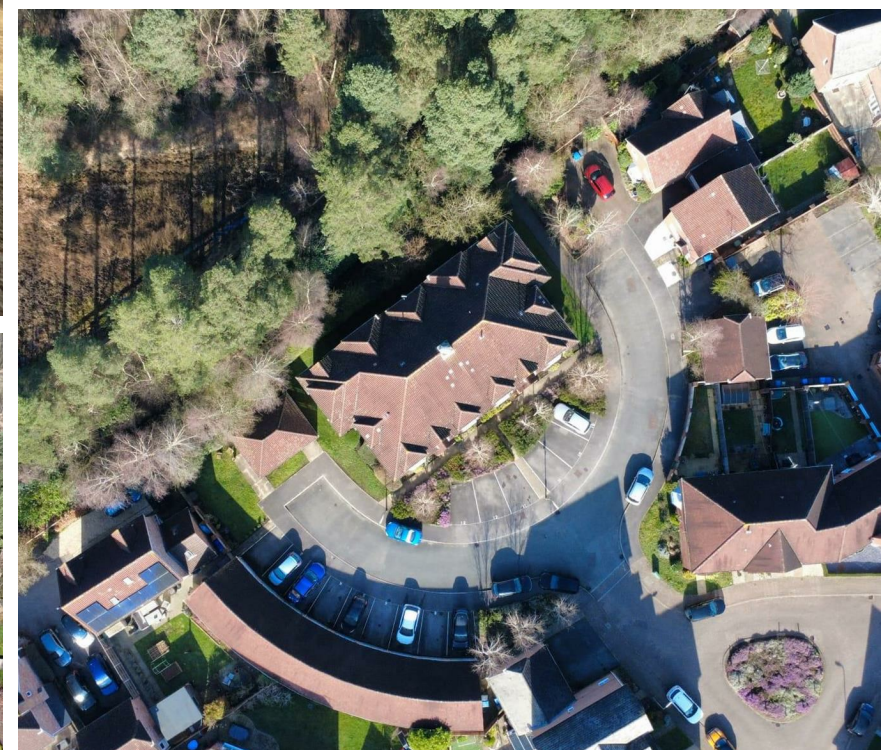
The accommodation comprises a spacious living room featuring a bay window which allows for plenty of natural light, creating a bright and welcoming living space. The separate kitchen offers a range of base and eye-level units with space for appliances.

The property benefits from two bedrooms, including a generous main bedroom and a second bedroom which could also be used as a home office or guest room. A family bathroom completes the internal accommodation.

Externally, the property enjoys the rare benefit of a private garage and driveway parking, providing convenient off-road parking and additional storage. The apartment also backs directly onto the nature reserve, offering a peaceful outlook and easy access to scenic walks.

The property is presented in good condition throughout, making it an ideal purchase for first-time buyers, downsizers, or investors. Its position within Fleet offers convenient access to local amenities, transport links, and green spaces.

Nestled in the heart of Elvetham Heath within walking distance to Morrisons superstore, Elvetham Heath primary school and De Havilland Arms pub. The Elvetham Heath Nature Reserve is



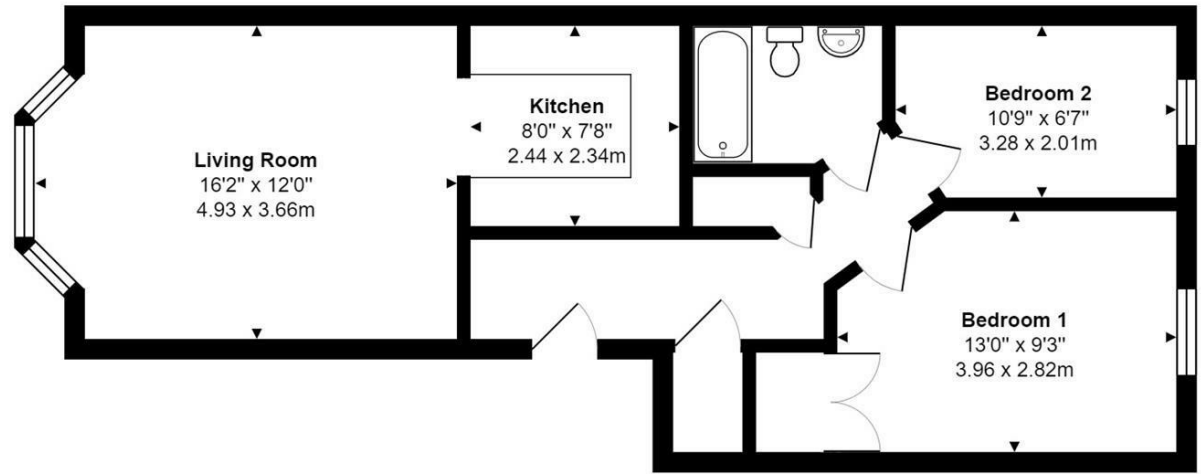
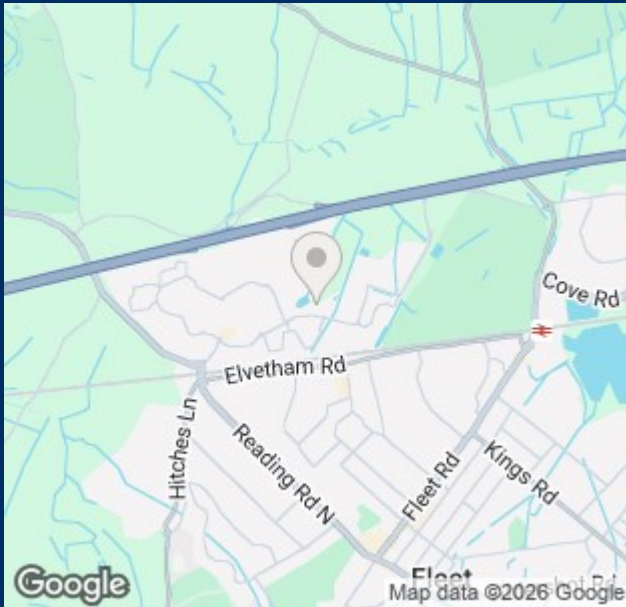
also within comfortable walking distance, offering some large open spaces on your doorstep for the family to enjoy. There are excellent commuter routes, with Fleet mainline station and M3 motorway easily accessible.

Waterfords are delighted to represent this excellent apartment, and viewings are highly recommended to truly appreciate the opportunity. Book your viewing today!

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? 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: 598 ft<sup>2</sup> ... 55.6 m<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(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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