



INTRODUCING  
**46 HAWTHORN WAY**  
LINDFORD, HAMPSHIRE GU35 0RB

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**BEDROOM**  
2 BEDS

**AREA**  
612 SQFT

**BATHROOM**  
1 BATH



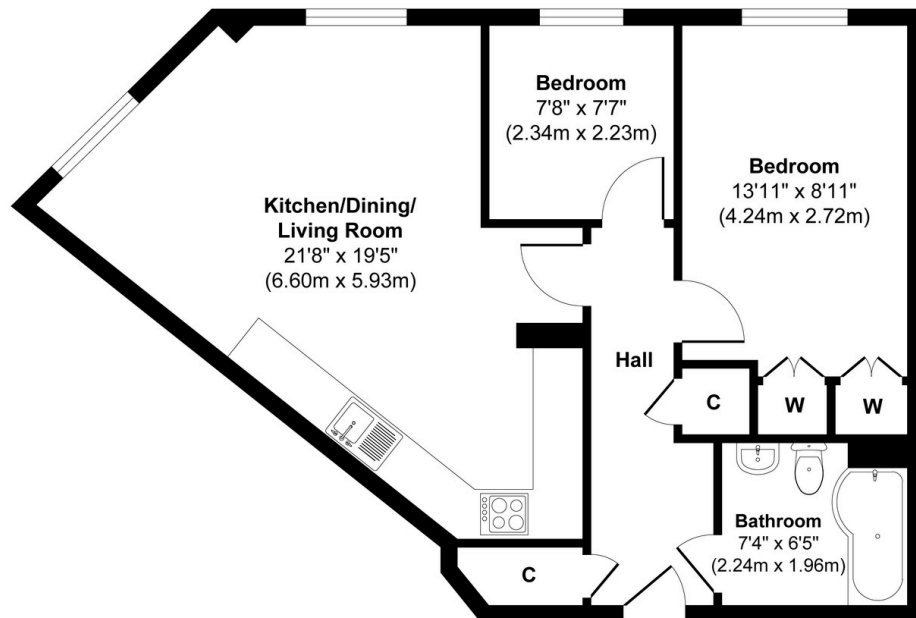
## KEY FEATURES

- Well presented two-bedroom apartment
- Open plan kitchen & living area
- Modern kitchen with integrated oven & gas hob
- One allocated parking space
- Central Village location
- Investment opportunity
- No onward chain

# WELCOME HOME

Step inside this beautifully presented two-bedroom top floor apartment, part of the Charles Church development. Boasting a modern, good sized kitchen and living area with built in appliances, generous cupboard space, dual aspect windows and a combination of wood effect flooring and tiling that separates the kitchen and living area.

The master bedroom benefits from built in double wardrobes, whilst bedroom two is currently being utilised as a dressing room, there is ample space for this to be a home office or bedroom.







## NEED TO KNOW

Leasehold with (TBC) years remaining

Service Charge & Ground Rent (TBC)

EPC Rating C 79

Mains Gas, Electricity & Water

Council Tax Band (TBC)

East Hampshire District Council

Whilst every effort has been made to ensure the accuracy these particulars should not be relied upon and should be verified by your solicitor.



# LOCAL TO YOU



Directly on your doorstep you are able to enjoy the fantastic Bordon Inclosure, a stylish village pub, a friendly convenience store and the local working men's club.

Within the postcode of GU35 you will find over 20 play parks, and plenty to do in the outdoors! Looking for something to eat? The Shed offers a fantastic choice of independent eateries and year round events. Just a 15 minute walk through the woods or a 4 minute drive away!



## PUBS

ROYAL EXCHANGE  
LIPHOOK ROAD  
LINDFORD

THE HANGER  
OAKHANGER RD  
OAKHANGER

## SHOPS

SPAR  
ELMFIELD COURT  
LINDFORD

TESCO  
HIGH STREET  
BORDON

## SHOPS

SAINSBURYS  
MIDHURST ROAD  
LIPHOOK

LIDL  
PINEHILL ROAD  
BORDON

## RESTAURANTS

THE SHED  
SERGEANTS YARD  
BORDON

WOODLARK  
PETERSFIELD RD  
BORDON

## CAFE

CAFE 1759  
CHEIFTAN HOUSE  
BORDON

CHOCOLATE FROG  
OAKHANGER FARM  
OAKHANGER



# HEART & HOME PROPERTY PROFESSIONALS

ABBY WHEELER & MICHAELA SANDERS

HAMPSHIRE | SURREY | WEST SUSSEX

E. HELLO@HEARTANDHOMEPROPERTY.CO.UK

T. SURREY 01428 483322 | HANTS 01420 257173