



INTRODUCING  
**FLAT 3 BIRCH LODGE**  
PINEHILL ROAD, BORDON, GU35 0AT

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**BEDROOM**  
1 BED

**AREA**  
469 SQFT

**BATHROOM**  
1 BATH





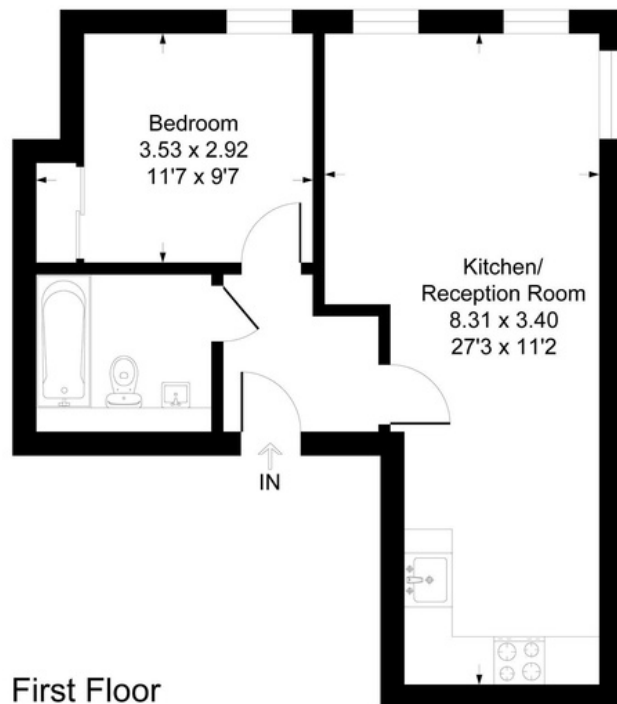
## KEY FEATURES

- Spacious first floor apartment
- One double bedroom with built in storage
- Double aspect open plan kitchen/living area
- Communal entrance hall & telephone entry point
- Close to local shops and facilities
- Ideal first time buyer home with equity incentive
- Rental potential of £750 PCM

# WELCOME HOME

Converted only four years ago, this spacious one double bedroom first floor apartment makes an ideal starter home or investment opportunity alike.

Accessed via a communal entrance hall with telephone entry system, the property boasts a generous, double aspect open plan kitchen (with integrated oven, washer/dryer & dishwasher) and living area providing plenty of space to socialise and play host. The good sized double bedroom has built in storage and there is a wonderfully modern tiled bathroom, with full size bath and shower over.



First Floor







## NEED TO KNOW

Leasehold with 245 years remaining

Service charge £500 Per Annum

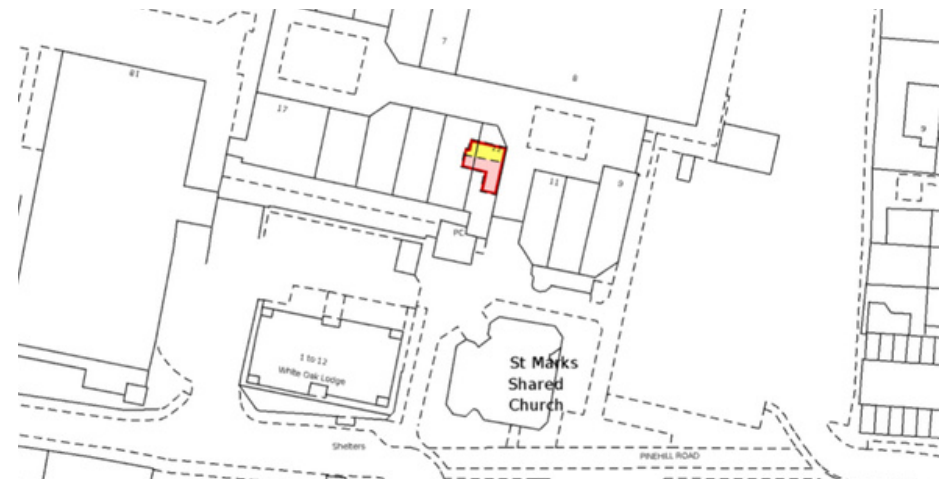
EPC Rating C 74

Mains Gas, Electricity & Water

Council Tax Band A

East Hampshire District Council

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



# LOCAL TO YOU

On your doorstep you are able to enjoy the fantastic Dead Water Valley and Bordon Inclosure linked to the well known Shipwrights Way - an ancient path connecting Bentley to the south coast, ideal for woodland walks and cycling.

There are a small selection of shops, hairdressers and a gym as well as 'The Shed' which offers a fantastic choice of independent eateries and year round events, all within walking distance. What more could you ask for?



## PUBS

ROYAL EXCHANGE  
LIPHOOK ROAD  
LINDFORD

THE HANGER  
OAKHANGER RD  
OAKHANGER

## SHOPS

MORRISONS DAILY  
SHOPPING CENTRE  
BORDON

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  
CHIEFTAIN HOUSE  
BORDON

CHOCOLATE FROG  
OAKHANGER FARM  
OAKHANGER





# HEART & HOME PROPERTY PROFESSIONALS

ABBY WHEELER & MICHAELA SANDERS

HAMPSHIRE | SURREY | WEST SUSSEX

E. [HELLO@HEARTANDHOMEPROPERTY.CO.UK](mailto:HELLO@HEARTANDHOMEPROPERTY.CO.UK)

T. SURREY 01428 483322 | HANTS 01420 257173