

HARESHILL

DISCOVER HARESHILL

OAKRIDGE COURT APARTMENTS

Oakridge Court at Harehill offers contemporary apartment living in a unique environment, nestled in the Hampshire countryside.

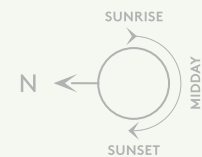


← FLEET

→ CROOKHAM VILLAGE

KEY:

- Oakridge Court
- Visitor parking



The development layout is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.



CONTACT US

VISIT [HARESHILL-FLEET.CO.UK](https://www.harehill-fleet.co.uk)
OR CALL 01252 233 070

Harehill,
Hitches Lane, Crookham Village,
Fleet, Hampshire GU51 5EL



Computer generated imagery and Showhome photography are indicative only. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Harehill is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. Sold subject to planning permission. S891/05CA/0222



OAKRIDGE COURT

STYLISH TWO BEDROOM APARTMENTS



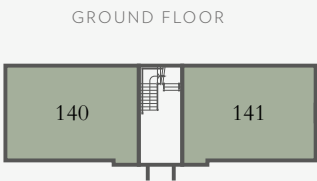
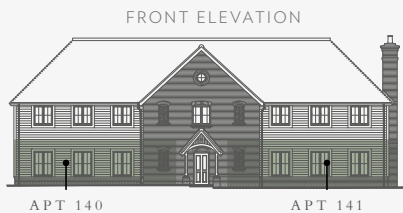
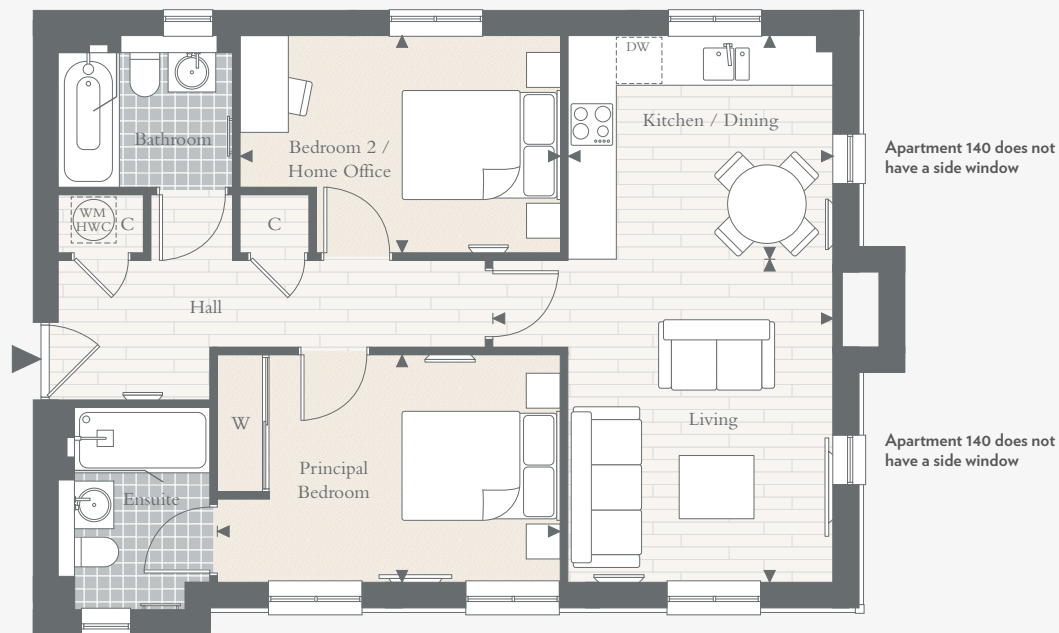
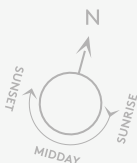
A greener place to call home

Berkeley
Designed for life

APARTMENTS
140* & 141

TWO BEDROOMS
Total area: 68.8 sq m 740sq ft

TOTAL AREA	68.8 SQ M	740 SQ FT
KITCHEN/DINING	3.35M X 2.83M	11' 0" X 9' 4"
LIVING	4.32M X 4.09M	14' 2" X 13' 5"
PRINCIPAL BEDROOM	4.36M X 2.88M	14' 4" X 9' 6"
BEDROOM 2 / HOME OFFICE	4.07M X 2.74M	13' 4" X 9' 0"



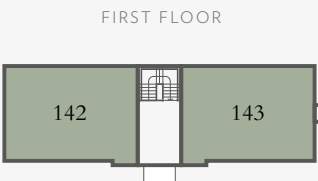
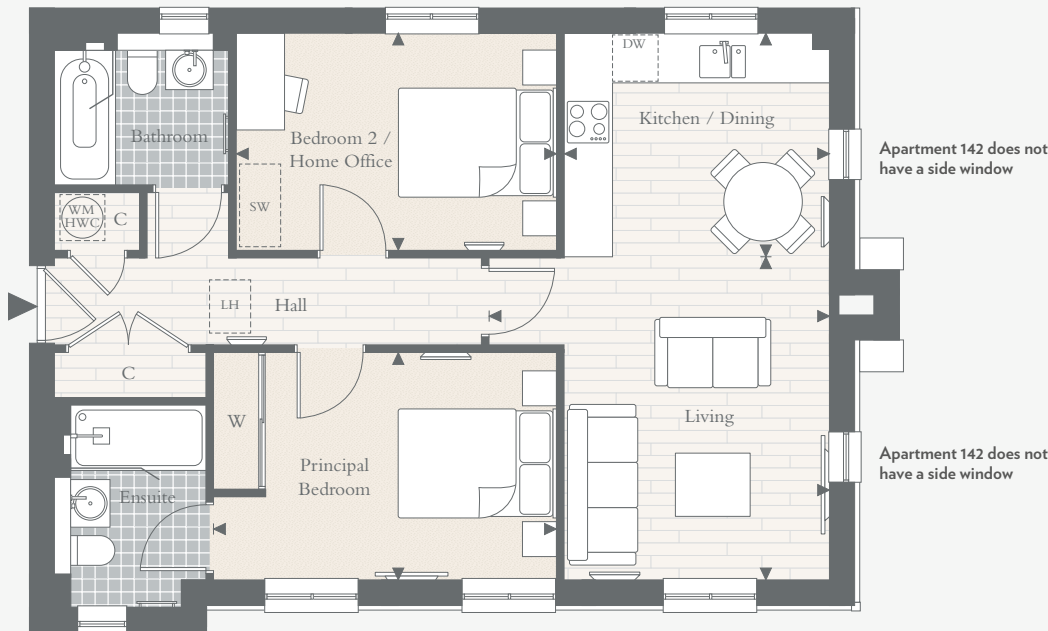
*Apartment is handed and does not have an external chimney stack
◀ ▶ Measurement points C Cupboard WM Washing Machine DW Dishwasher
HWC Hot Water Cylinder ◀ Television Point ▶ Panel Heater

Floorplans shown for Hareshill are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%.
The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

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◀ ▶ Measurement points C Cupboard WM Washing Machine DW Dishwasher LH Loft Hatch SW Space for Wardrobe
HWC Hot Water Cylinder ◀ Television Point ▶ Panel Heater

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SPECIFICATION

DISCOVER THE BERKELEY QUALITY

INDIVIDUALLY
DESIGNED KITCHEN

- Modern kitchens incorporating a choice of coloured door fronts with Mistral worktop and tiled back splash
- Bosch multifunctional fan-assisted oven (Energy Rated A)
- Bosch induction hob with touch controls and canopy extractor hood
- Bosch integrated fridge/freezer (Energy Rated A)
- Bosch integrated dishwasher (Energy Rated AAA)
- Space and plumbing for separate washing machine and condenser dryer within utility cupboard/room
- Inset one-and-a-half stainless steel sink with chrome mixer tap
- LED under wall unit lighting
- Chrome power sockets above worktops

QUALITY BATHROOMS

- Contemporary styled bathrooms incorporating Laufen suite
- Washbasin with wall mounted chrome taps
- Bespoke vanity unit to bathroom
- Inset mirrored cabinet to principal ensuite*
- Full width mirror to bathroom*
- Walk-in shower with fixed head and hand held shower to principal ensuite
- Bath with shower and screen to bathroom

- WC with chrome flush plate, concealed cistern and soft-close seat
- Chrome heated towel rail to all bathrooms
- Ceramic wall tiles to selected areas

HEATING, ELECTRICAL
& LIGHTING

- Electric panel radiators with individual thermostat and timer control
- Centralised mechanical extract ventilation to kitchen, bathroom and ensuite(s)
- White finished switches and sockets
- LED downlights to kitchen/living/dining area, hall and bathrooms
- Shaver sockets provided to bathroom and ensuite(s)

HOME ENTERTAINMENT
& COMMUNICATIONS

- TV points to living area and all bedrooms
- Wired for Sky Q to living area
- Communal digital TV aerial/satellite dish and distribution system provided
- Telephone points to living area and principal bedroom
- Cat 6 pre-wired home network points provided to living area and all bedrooms
- USB charging points provided to living area and all bedrooms

INTERIOR FINISHES

- Shaker 2-panel painted internal doors with chrome finish door furniture
- Full height wardrobe with painted sliding doors and inset handles to principal bedroom
- Satin paint finish to all internal joinery
- Cork wood-effect flooring provided to hall, kitchen/dining/living area
- Tiled floors to bathrooms and utility cupboards
- Fitted carpets to bedrooms

SECURITY & PEACE OF MIND

- High security apartment entrance door with multi-point locking system
- Audio entry phone system to communal entrance via panel in hallway
- Mains fed smoke detector with battery back up, fitted to hall and landing
- 10-Year Premier Warranty Buildmark Scheme

*Full width above WC/Basin subject to window position. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.