

### Key Features:

- Well presented first floor over 55's retirement apartment
- Balcony views overlooking Basingstoke Canal
- Gated retirement complex backing onto canal
- Under half a mile from the town centre restaurants, shops and cafes
- Communal gardens, lifts, allocated and visitor parking
- Generous lounge opening to the balcony
- Well equipped kitchen/diner with bay-style window
- Two double bedrooms
- Modern en suite shower and bathroom
- No onward chain

### The Property

This well presented first floor retirement apartment for the over 55's features a well presented, generous lounge, ideal for entertaining guests; opening out to a balcony with views overlooking the canal and communal gardens. Further sociable space features a kitchen/diner with a bay-style window, well equipped with a range of integral appliances including a fridge/freezer, washing machine, dishwasher, gas hob with an extractor, an oven, grill and microwave. Two double bedrooms benefit from built-in wardrobes, with the master also presenting a modern en suite shower. The home is further served by a modern bathroom comprising a white suite, as well as storage cupboards to the entrance hall. Double glazing and gas central heating are of additional benefit.

## The Grounds

Pleasant views are presented from the mature, well-kept communal garden, which backs onto Basingstoke canal. The apartment is set within a gated retirement complex for the over 55's, offering allocated and visitor parking, communal lifts and a secure entry system.

## Location

Backing onto Basingstoke Canal, this small development is under half a mile away from the town centre, including independent retailers, a shopping mall, restaurants and cafes and host to numerous community events. Fleet is a commuter town in Hart. The popular setting connects to the M3 and offers a leisure centre, parks, nature reserves and North Hants golf club. Fleet station serves London Waterloo, Farnborough and Basingstoke.

## Agent's Comment

"This retirement home benefits from a peaceful, tranquil setting with a central location. A must to see to appreciate the amount of space on offer."

## Agent's Note

This apartment benefits from a lease with 112 years remaining. Service charges total £3,971.12 PA and there is ground rent of £643.80 PA. All details should be verified by the purchasing solicitor prior to the exchange of contracts.

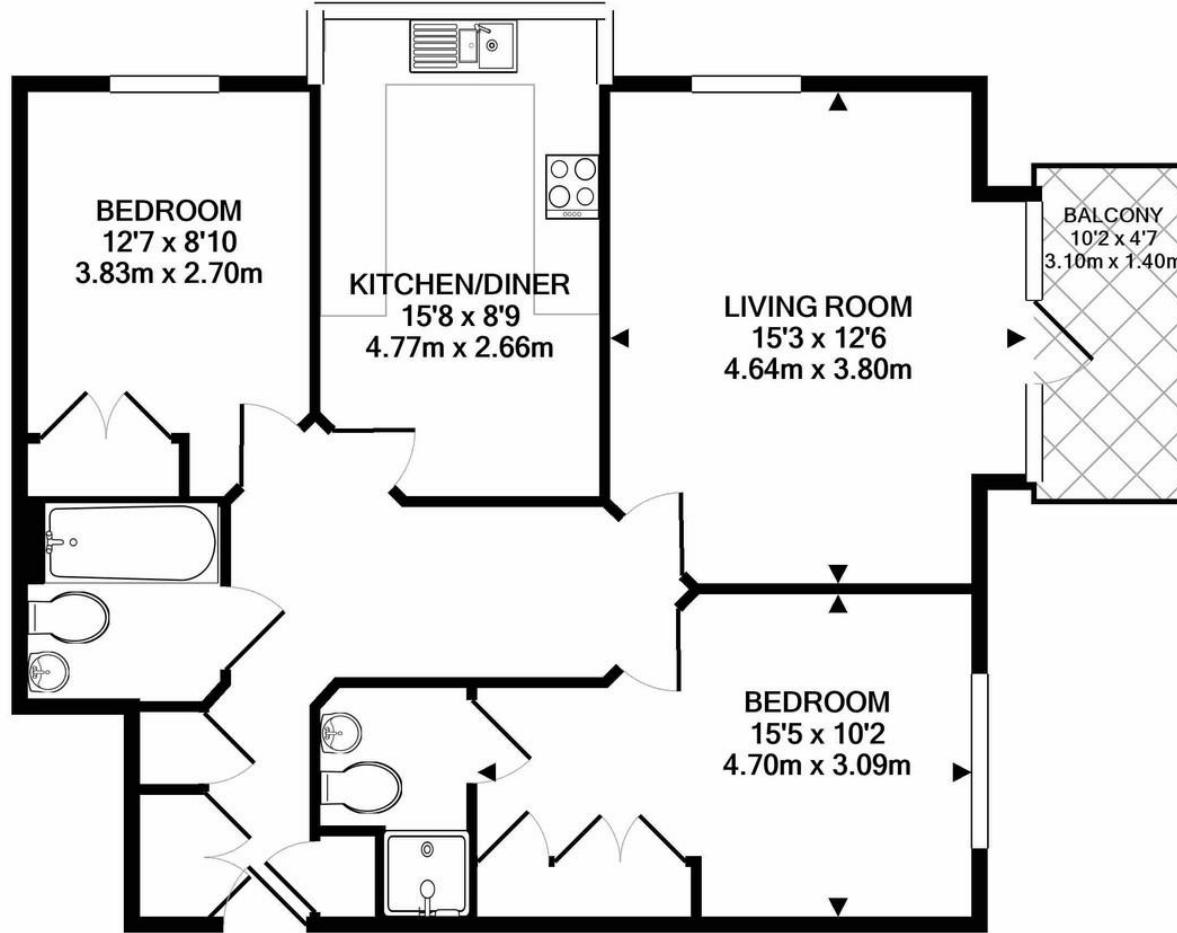
## Recent Trustpilot Review

"I would totally recommend Mackenzie Smith to anyone! We dealt with Dan and all the way through the process, he gave us regular updates and lots of advice. We now have our dream house!"

## Energy Efficiency Rating

Current: B | Potential: B





**TOTAL APPROX. FLOOR AREA 741 SQ.FT. (68.8 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Hartfield House, 94 Fleet Road, Fleet,  
Hampshire, GU51 4PA

[www.mackenziesmith.co.uk](http://www.mackenziesmith.co.uk)  
[fleet@mackenziesmith.co.uk](mailto:fleet@mackenziesmith.co.uk)  
 01252 812121

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