





### Key Features:

- Two bedroom first floor apartment
- Part of a small complex
- Within walking distance of Fleet high street and mainline station
- Garage and residential parking
- Well established communal gardens
- Kitchen/breakfast room with gloss units
- Modern bathroom with L-shaped bath
- Separate shower room with three piece suite
- Living room with a box window
- Partially boarded loft space

### The Property

This first floor apartment offers sociable living areas, featuring a good sized kitchen/breakfast room, presenting gloss finished units along with a breakfast bar. On arrival a private entrance hall offers doors to all rooms, with a panel glazed door leading into a living room. The living room offers versatile space for furnishings, featuring a box window. Two bedrooms further feature, whilst notably, the apartment is served by separate bath and shower rooms. The bathroom comprises a modern white suite, with an L-shaped bath including a shower above, whilst the shower room provides a three-piece suite. A partially boarded loft offers storage space, with light and a dropdown ladder, whilst ceiling spotlighting further benefits the living accommodation.



### The Grounds

A garage and residential parking are provided with this apartment. Communal gardens present well established borders with mature trees and shrubs, whilst mainly laid to lawn.

### Location

This property is well situated in close proximity to Fleet town centre, featuring independent retailers, a shopping mall, restaurants and cafes and host to numerous community events. Fleet station is also within easy reach, serving London Waterloo in 46 minutes, as well as linking directly to Farnborough and Basingstoke. 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.

### Agent's Comment

"This apartment offers a very quiet position to the back of a small complex, with a really nice community feel, whilst also close to Fleet's high street. Considering the central location, the communal gardens are a great benefit."

### Agent's Note

This property benefits from an extended lease with 997 years remaining. All details should be verified by the purchasing solicitor prior to the exchange of contracts.

### Recent Trustpilot Review

"Fantastic agents to work with, even with the Covid pandemic they went above and beyond. Thank you."

### Energy Efficiency Rating

Current: C | Potential: C





TOTAL APPROX. FLOOR AREA 665 SQ.FT. (61.8 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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