



Two Bedroom Retirement Apartment  
Brankenswood Road, Fleet, GU51 4JT

A well presented two double bedroom second floor apartment within a purpose built retirement development, situated in the Blue Triangle area of Fleet, close to Fleet town centre.

In this light and airy property, all rooms lead off the generous entrance hallway which benefits from storage cupboards. The 19ft. long double aspect living room has an electric fire and door leading into the kitchen which is fitted with a range of cupboards, oven, hob and extractor. There are two double bedrooms and a shower room. Bedroom one is fitted with built in wardrobe cupboards.

The development benefits from communal grounds and parking, communal lounge, a secure phone entry system and lift access.

The Blue Triangle area of Fleet is ideally situated for Fleet town centre with its extensive shopping and leisure facilities and churches of various denominations. Fleet mainline railway station is close by and offers services to London Waterloo from 43 minutes whilst Junction 4a of the M3 motorway is a short drive away.











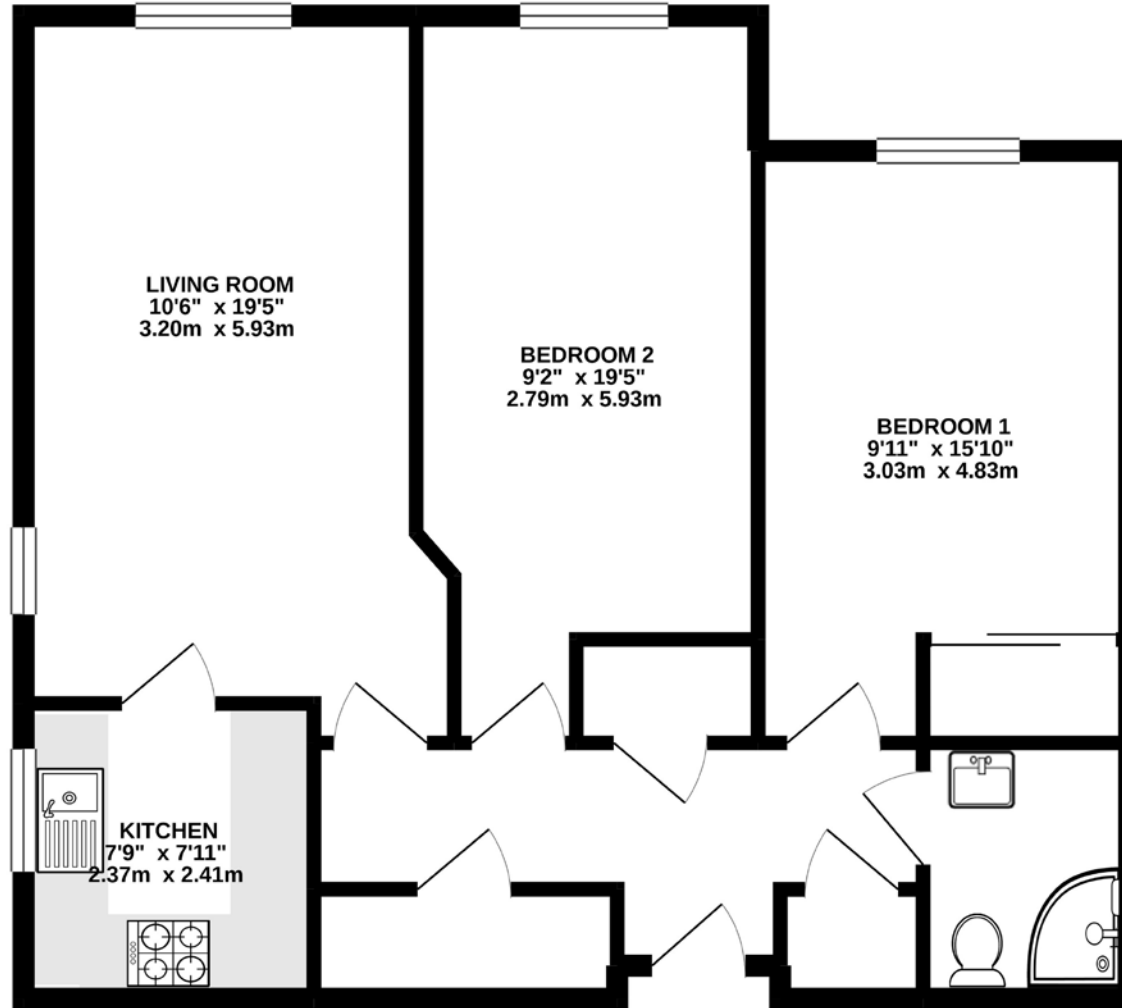








738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**Fixture and Fittings:**

All items of fixture and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

**Lease Information:**

Service Charge: Currently £3,124.87 per annum  
Ground Rent - £610.00 per annum  
Lease: 120 years remaining

**Directions:**

Postcode: GU51 4JS

Please contact McCarthy Holden for detailed directions

**Viewing:**

Telephone: 01252 620640  
Email: [fleet@mccarthyholden.co.uk](mailto:fleet@mccarthyholden.co.uk)

**Services:**

Mains electricity, water and drainage,  
Community scheme heating

EPC Rating - C (79)

**Local Authority:**

Hart District Council  
Council Tax Band - D

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Holden** 