

Ulric House Two Bedroom Apartment



12 Ulric House, Fleet, Hampshire, GU51 1GE

The Property

This attractive and well-presented first floor apartment is located on the ever popular Elvetham Heath development.

Accommodation

The good size living room has two windows making it light and airy. The kitchen is fitted with a range of units plus appliances including oven, hob, extractor fan, fridge, freezer, dishwasher and washing machine. There are two double bedrooms and family bathroom. Both bedrooms have fitted wardrobes and bedroom one also benefits from en-suite facilities.

Outside

There is allocated parking plus shared visitors parking.

Location

Service charge is currently £106.45 per month
Ground Rent is £250.00 per annum
There are 108 years remaining on the lease.

Location

Elvetham Heath is a development with a wealth of amenities including a supermarket, primary school, church and public house. Various activities and facilities are enjoyed by the local community including a football pitch, cycling and running clubs.

Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25. Fleet town centre offers comprehensive shopping and leisure facilities, schools for all age groups, churches of various denominations and various health care services.







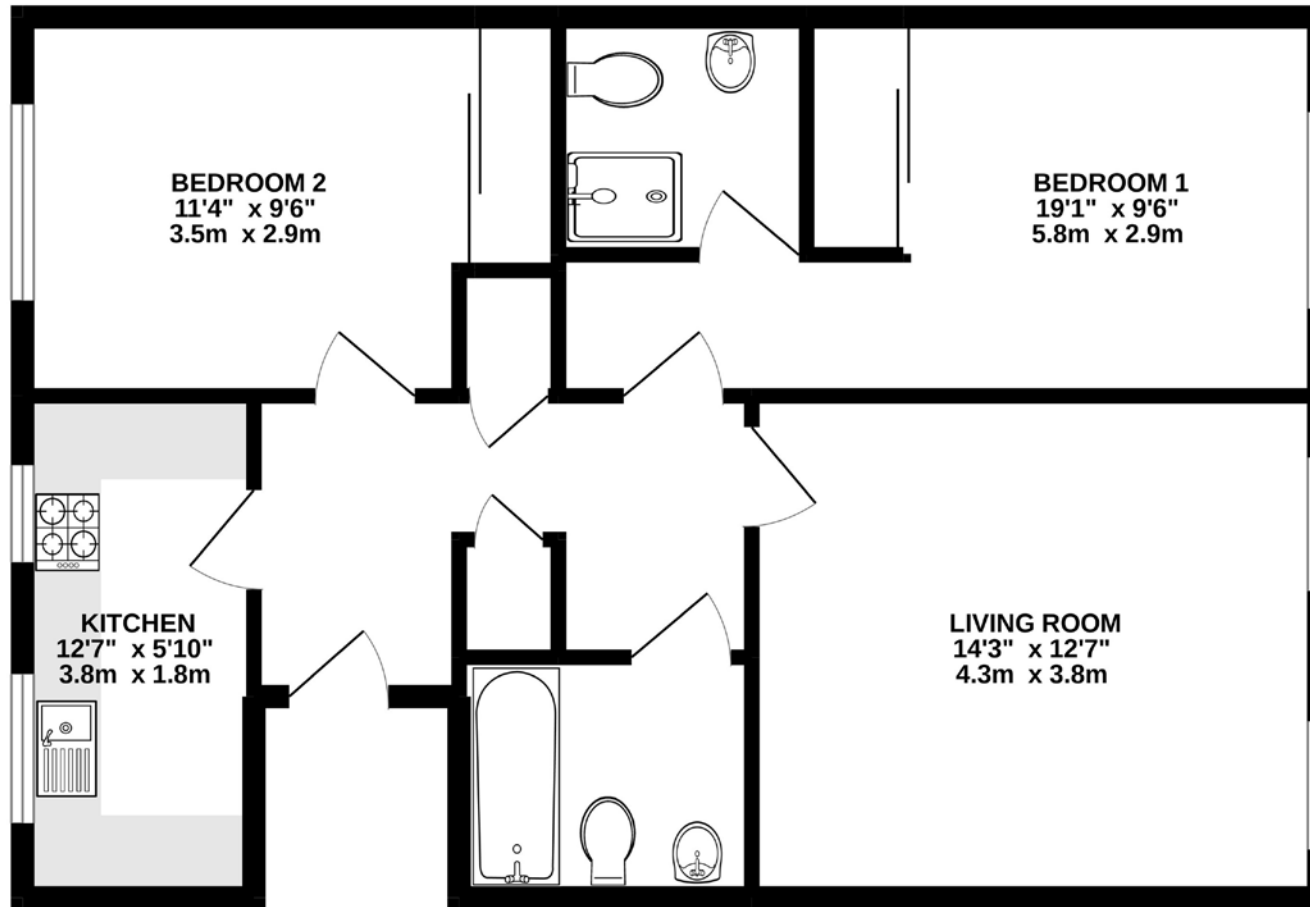








694 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.4 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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Places of interest

Elvetham Heath is ideally located for Fleet town centre and Fleet mainline railway station.

In Fleet town centre there are a good selection of bars, restaurants and coffee shops as well as an extensive range of shopping facilities.



Fleet Pond



Basingstoke Canal



Fleet Mainline Railway Station



Fleet High Street



Basingstoke Canal

Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode GU51 1GE. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned. The developer reserves the right to change the specification at any time during the build process without notice.

Viewing

Telephone sole agents
McCarthy Holden: 01256 704851

Services

Mains electricity, water and drainage.
Gas fired central heating.
EPC Rating B (81)

Local Authority

[Hart District Council](#)



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