

Clarence Road
One Bedroom Retirement Apartment



3 Westfield Court, Clarence Road, Fleet, GU51 3XS

The Property

This well presented first floor apartment for those aged 55 and over is offered to the market with no onward chain and is situated in Fleet town centre close to local shops and amenities.

Accommodation

All rooms are accessed off the hallway which also has useful storage cupboards. The living room is 13ft. long with the kitchen area leading off which comprises a range of eye and base level units and a range of appliances. There is also a well proportioned double bedroom and bathroom with three piece suite and shower over the bath.

Outside

The property further benefits from a security entry system, one allocated parking space and a lawned communal garden.

Additional Information

Council Tax Band - B

Location

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.



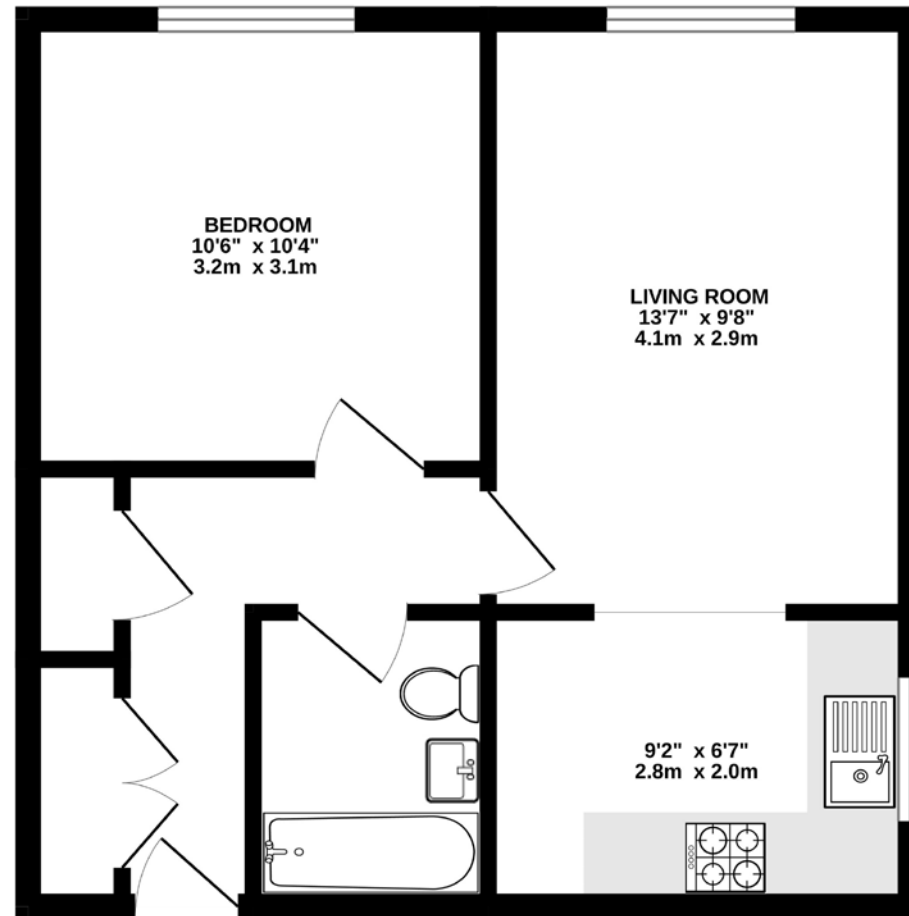








GROUND FLOOR



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

A selection of photographs showing various locations in and around Fleet are shown below.



Fleet Pond



Basingstoke Canal



Basingstoke Canal



Fleet Mainline Railway Station



Fleet High Street

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).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

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 3XS. 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.

Service Charge: Currently £714.62 half yearly
Length of Lease: 85 years

Viewing
Telephone sole agents
McCarthy Holden: 01252 620640

Services
Electric Storage Heating, water and drainage.
EPC Rating - C (71)

Local Authority
[Hart District Council](#)
[Council Tax Band - B](#)



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