

Angevin Court
Two Bedroom Apartment



5 Angevin Court, Fleet, Hampshire, GU51 1JF

The Property

This attractive and well-presented second floor apartment is located on the ever popular Elvetham Heath development and is an ideal first time buy or investment purchase.

Accommodation

The good sized living/diner room is spacious with natural light which floods the room. The re-fitted kitchen is fitted with a range of units and benefits from a range of fitted appliances. Bedrooms one has an en-suite whilst bedroom two is served by a family bathroom.

The apartment also benefits from a balcony.

Outside

Externally the property boasts allocated parking spaces with addition parking nearby.

Lease Information

Service Charge - £1790 per year.

Lease Length - 105 years.

Ground Rent - 125 per year.

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.









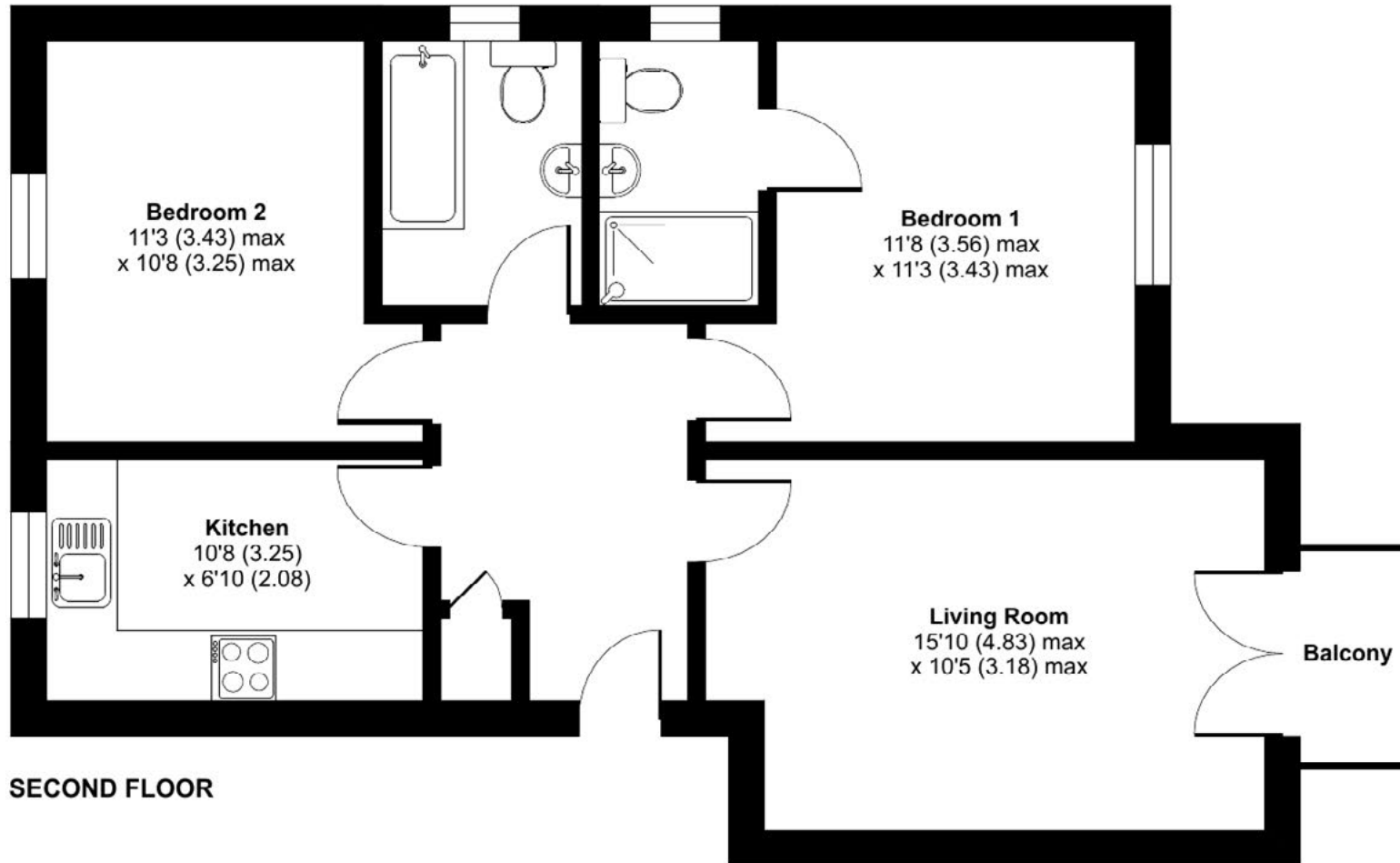




Angevin Court, Harrow Road, Fleet, GU51

Approximate Area = 652 sq ft / 60.5 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for McCarthy Holden. REF: 945616

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).

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 1JF. 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: 01252 620640

Services

Mains electricity, water and drainage.
Gas fired central heating.
EPC Rating - C (74)

Local Authority

[Hart District Council](#)
[Band - C](#)

McCarthy
Holden 

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