

Waleron Road, Fleet Two Bedroom Apartment



19 Ulric House, Waleron Road, Fleet, GU51 1GE

The Property

This extremely well presented two bedroom top floor apartment is situated on the ever popular Elvetham Heath development, close to local amenities.

Accommodation

There is a generous living/dining room with a door giving access to the kitchen which is fitted with a good selection of white eye and base level units under a grey work surface. The walls in the kitchen are part tiled and there is a selection of integrated appliances.

There are two bedrooms, one of which is a good size double with built in wardrobes and en-suite facilities. There is also a separate bathroom.

Outside

The property further benefits from one allocated parking space as well as visitors parking.

Additional Information

Service Charge is currently £150.00 per month
Ground Rent is £250.00 per annum
There are 107 years remaining on the lease.

Location

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

Fleet has excellent commuter links with trains to London Waterloo from 43 minutes via the mainline rail station and Junction 4a of the M3 motorway linking 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.









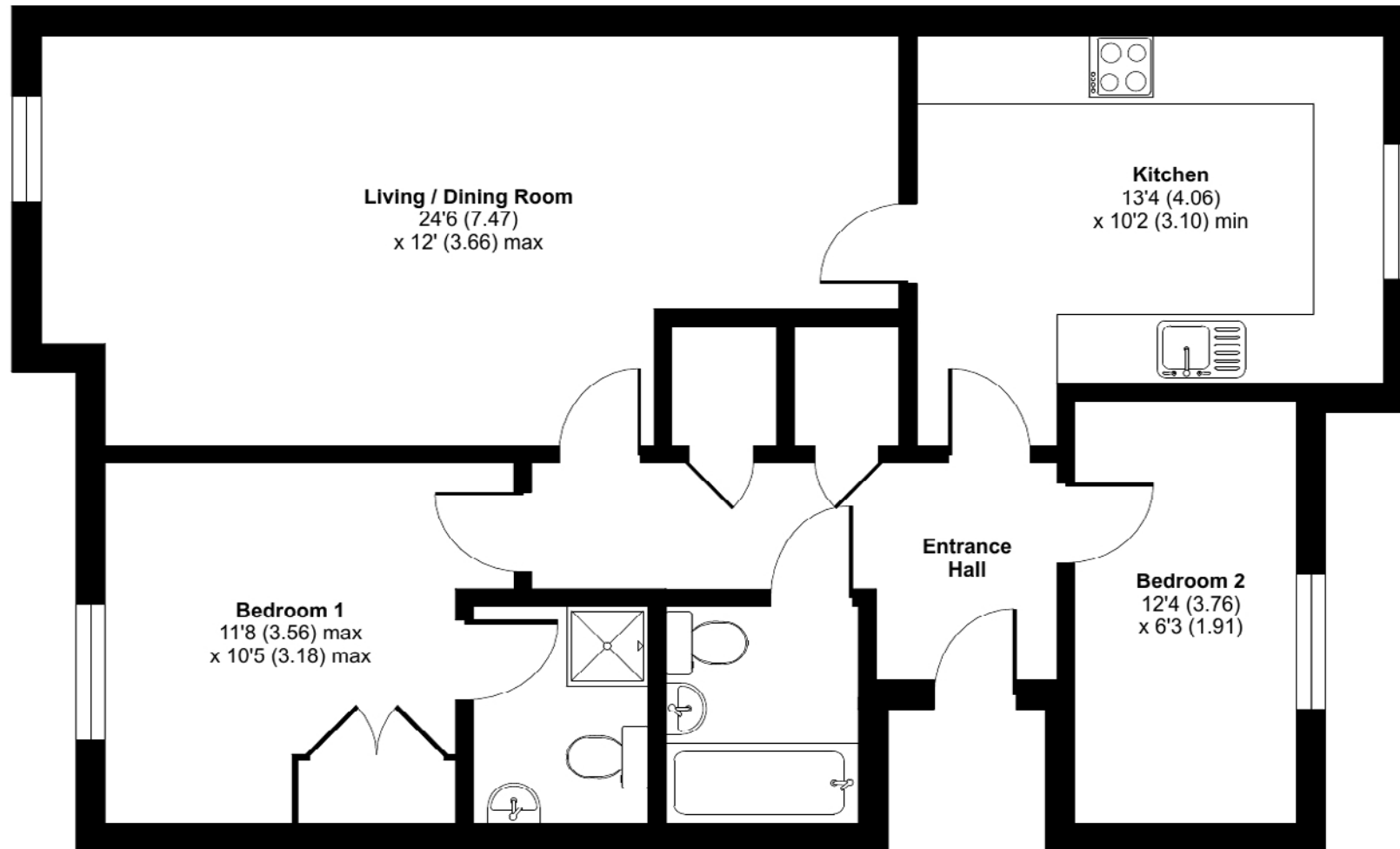












SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for McCarthy Holden. REF: 967787

Places of interest

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



Fleet Pond



Basingstoke Canal



Fleet Mainline Railway Station



Basingstoke Canal



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).

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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.

Viewing

Telephone sole agents
McCarthy Holden: 01252 620640

Services

Mains electricity, water and drainage.
Gas Central Heating
EPC Rating - C (77)

Local Authority

[Hart District Council](#)
[Council Tax Band - D](#)

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