

Church Road
Two Bedroom Top Floor Apartment



32 Old Dairy Close, Church Road, Fleet, GU51 3SJ

The Property

This two double bedroom top floor apartment is situated in the heart of Fleet town centre and within easy access of Fleet mainline railway station.

Accommodation

The apartment offers spacious accommodation including an 18ft. living room/dining room with double doors to a balcony which overlooks the communal courtyard area.

The fitted kitchen includes some integrated appliances and has a skylight window providing natural light.

There are two double bedrooms, both with fitted wardrobes. As well as a family bathroom there are en-suite facilities to bedroom one.

Outside

There is one allocated parking space for the property.

Additional Information

Ground Rent is £250.00 per annum
Service Charge is currently approximately £1,668.00 per annum
Length of Lease - 135 years remaining
Council Tax Band D - Hart District Council

Location

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, a good selection of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and various health care services.





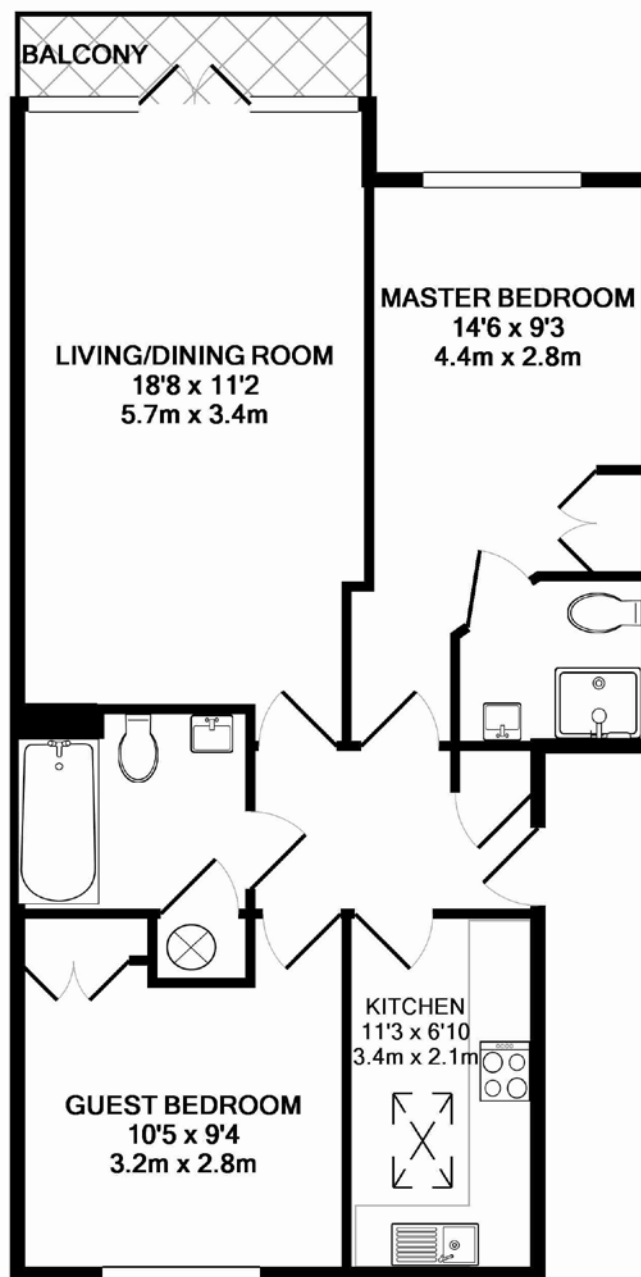












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

Places of interest

This apartment is ideally placed for all of the amenities and services of Fleet town Centre.

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



Fleet Pond



Basingstoke Canal



Fleet Mainline Railway Station



Woods Backing onto Fleet Pond



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 3SJ - 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.
Electric Heating
EPC Rating C (79)

Local Authority

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

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