

Windsor Court, Kings Road
Three Bedroom First Floor Apartment



8 Windsor Court, Kings Road, Fleet, GU51 3BD

The Property

A first floor three bedroom apartment conveniently located for both Fleet town centre and Fleet mainline railway station.

Accommodation

The property is approached via a communal entrance with stairs to the first floor. There is an entrance hallway with two storage cupboards and doors to the cloakroom, bathroom, living room and bedrooms. The living room is 15 ft long with a front aspect window and a door giving access to the front aspect kitchen which is fitted with a range of eye and base level units. All three bedrooms are rear aspect and bedroom one has a storage cupboard. The bathroom is fitted with wc, wash hand basin and bath.

Outside

Further benefits include a garage in a block as well as shared parking.

Additional Information

Service Charge is currently £120.00 per month
Ground Rent is £50.00 per annum.
There are 110 years remaining on the lease.

Location

The property is perfectly located for Fleet mainline railway station with regular trains to London Waterloo taking around 43 minutes.

Fleet town centre is also close by with its extensive range of shopping and leisure facilities, restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and health care services.









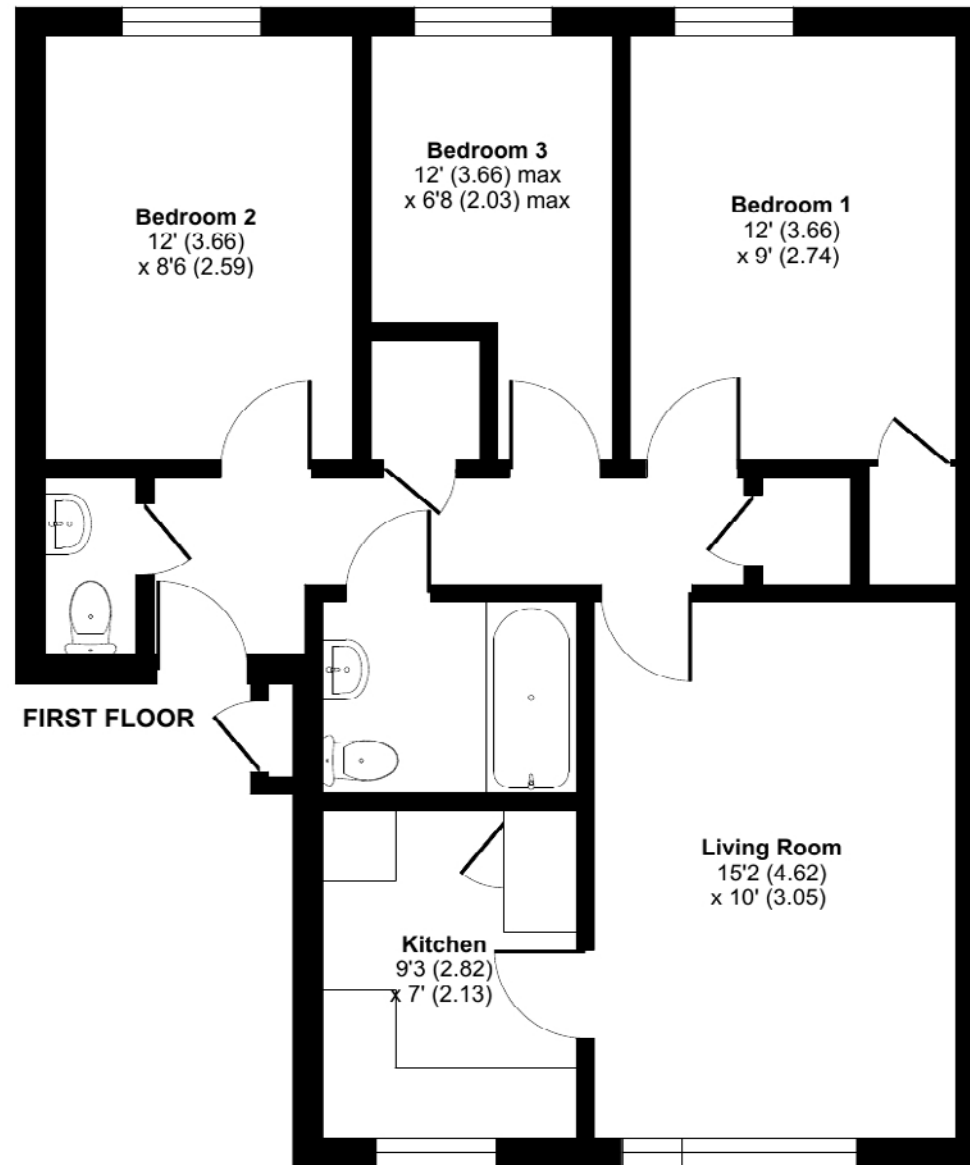




Kings Road, Fleet, GU51

Approximate Area = 680 sq ft / 63.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for McCarthy Holden. REF: 977972



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).

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 3BD 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.
Electric Heating
EPC Rating - C (76)

Local Authority

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

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