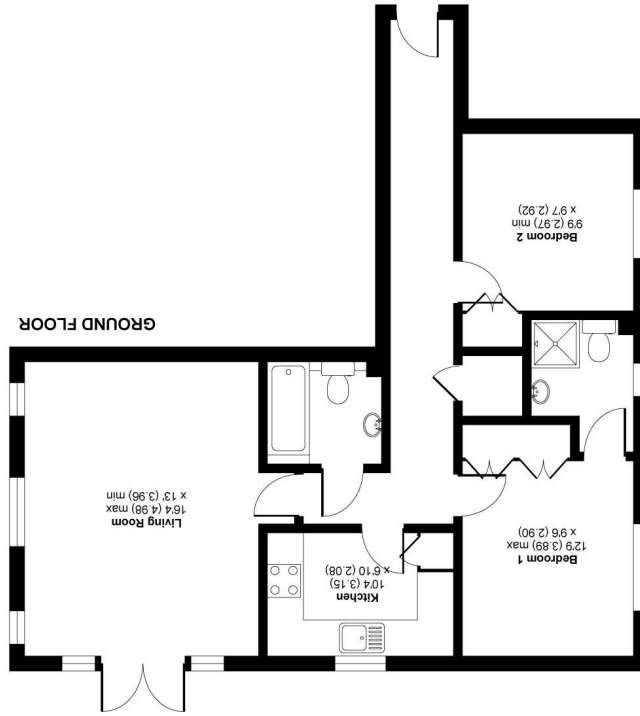


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specially no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



**Rotherwick House, Ramsdell Road, Fleet, Hampshire, GU51**  
APPROX. GROSS INTERNAL FLOOR AREA 746 SQ FT 69.3 SQ METRES



**5 Rotherwick  
House Ramsdell  
Road, FLEET,  
Hampshire  
GU51 1DA**

**Price Guide:  
£199,950**

McCarthy Holden is delighted to present to the market, this two double bedroom ground floor apartment, situated on the popular Elvetham Heath Development.

The property has been refurbished throughout and has accommodation comprising living room, fitted kitchen with integrated appliances, two double bedrooms (master with re-fitted en-suite) and family bathroom. Further benefits include new carpets, double glazed windows and gas central heating. There are lawned communal grounds and two allocated parking spaces.

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 and running clubs.

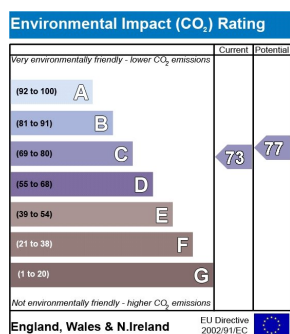
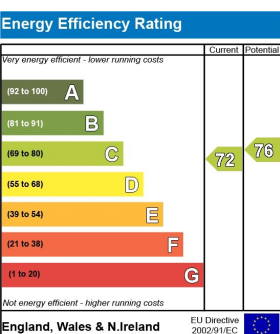
Fleet town centre is within a short distance offering extensive leisure and shopping facilities with Fleet mainline railway station (trains to London Waterloo from 43 minutes) and Junction 4a of the M3 motorway also being within easy access.

**Accommodation:** Communal Entrance - Internal front door into Reception Hallway with inset down lighters, video entry phone system, security alarm system, airing cupboard housing Megaflow system and slatted shelving over - Living Room with three side aspect windows and rear aspect French style doors leading to balcony/terrace - Kitchen with fitted eye and base level units, roll top marble effect work surface, inset one and a half bowl stainless steel sink and mixer tap, inset Zanussi 4 ring gas hob with extractor over, built in Zanussi electric oven, built in fridge and freezer, built in washer/dryer, freestanding slimline dishwasher - Bedroom 1 with side aspect window, two double wardrobes with hanging space and shelving, door to en-suite - En-Suite with frosted window, re-fitted shower cubicle, low level wc, wash hand basin with tiled splash back, inset down lighters - Bedroom 2 with side aspect window, wardrobe with hanging space - Family Bathroom with panel enclosed bath, low level wc, wash hand basin with tiled splash back, inset down lighters, shaver point.

**Outside:** The communal gardens are laid to lawn, bin store, bike store. Two allocated parking bays.

**Service Charge/Ground Rent/Lease:** The annual Service Charge is currently £750.00. The annual Ground Rent is £200.00. There are 113 years remaining on the lease.

**Directions:** From the Fleet office of McCarthy Holden turn left into Church Road and at the T-Junction with Elvetham Road turn left. Take the third exit off the first roundabout and at the next roundabout take the second exit into Elvetham Heath. At the next roundabout turn left into Mounts Way and continue straight ahead at the next 2 roundabouts. Take the third exit at the next roundabout and at the next roundabout take the first exit into Ramsdell Road. Proceed to the bottom of Ramsdell Road and at the T-Junction bear left where Rotherwick House will be found at the end.



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