

Cadogan Court, Branksomewood Road One Bedroom Ground Floor Retirement Apartment



4 Cadogan Court, Branksomewood Road, Fleet, GU51 4JT

The Property

A well-presented one-bedroom ground floor retirement apartment within a purpose built gated development located on a tree lined road within the prestigious Blue Triangle area of Fleet which is situated close to local shops and amenities.

Accommodation

The property is offered to the market with no onward chain and benefits from the following accommodation:

Entrance hallway with storage cupboard, 19ft. living room with French style doors opening onto a small terrace and the communal gardens. A door from the living room opens into the kitchen which is fitted with a range of eye and base level units incorporating oven, hob, extractor fan, fridge and freezer. The generous bedroom is 18 ft. long with built-in storage. An attractive shower room is accessed off the hallway and benefits from a large walk-in shower.

Communal Facilities

There is a communal lounge with kitchen and library area, visitors suite, laundry, Estate Managers office, lift to all floors, security camera to main entrance, Careline 24-hour emergency call system, landscaped gardens with gazebo plus various other seating areas, external re-charging facility for battery cars and communal parking.

Additional Information

Service Charge is currently £1,706.39 six monthly.
Ground Rent is £229.50 six monthly.
Length of Lease - 125 years from 2007.

Location

Fleet town benefits from an extensive range of shops and amenities including Marks & Spencer, Waitrose and Sainsbury. There is a good selection of restaurants, bars and coffee shops as well as health care services and churches of various denominations.

Fleet mainline railway station is easily accessible with services to London Waterloo from 43 minutes.











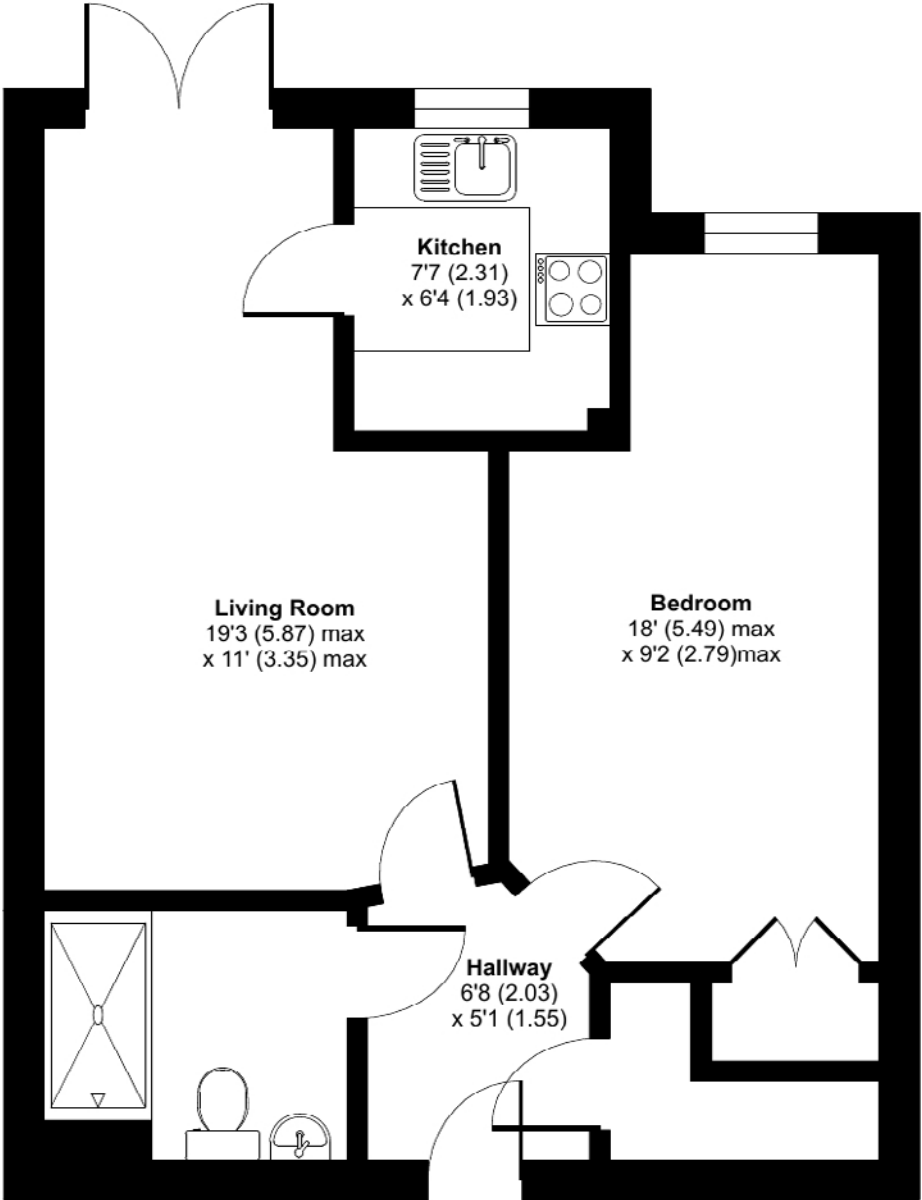




Branksomewood Road, GU51

Approximate Area = 520 sq ft / 48.3 sq m

For identification only - Not to scale



GROUND 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: 1027922

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 4JT. 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.
Storage Heaters
EPC Rating - C (80)

Local Authority

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

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