

Old Dairy Close Two Bedroom Top Floor Apartment



11 Old Dairy Close, Fleet, GU51 3SJ

The Property

This two double bedroom top apartment is situated in Fleet town centre close to all amenities and within easy access of Fleet mainline railway station. The property is offered to the market with no onward chain.

Accommodation

The property which has recently been re-decorated and re-carpeted has accommodation comprising living/dining room with doors giving access to a balcony which offers far reaching views.

The kitchen is fitted with a range of units and includes oven, hob, extractor fan, fridge, freezer and washing machine.

There are two double bedrooms and a family bathroom. Bedroom one benefits from an en-suite shower room.

Outside

The property further benefits from allocated underground parking and bike store.

Additional Information

Service Charge - Currently £2,339.23 per annum
Length of Lease - Approximately 130 years

Location

Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25.

Fleet town centre offers comprehensive shopping and leisure facilities, restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and health care services.













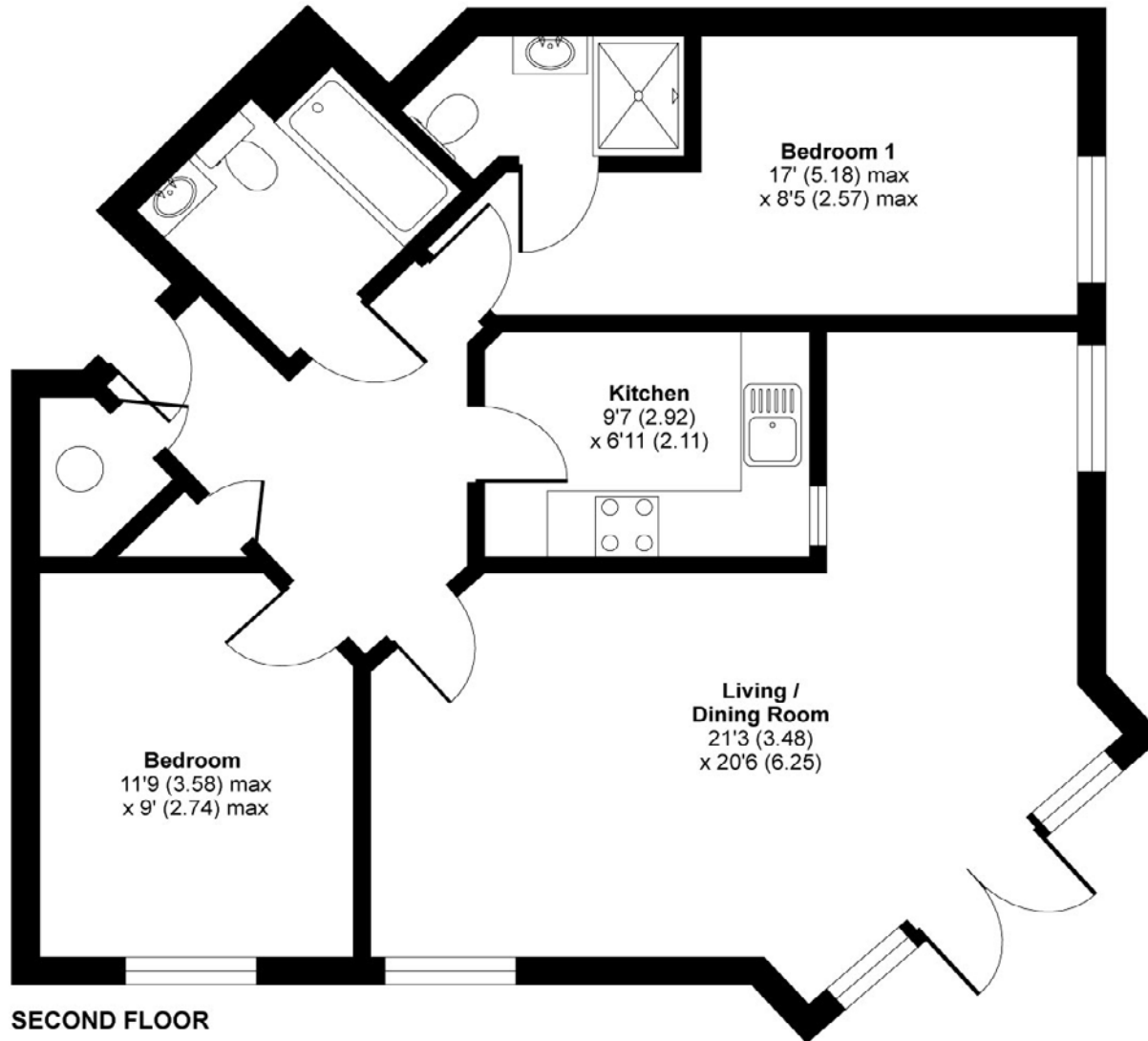






Old Dairy Close, Fleet, GU51

APPROX. GROSS INTERNAL FLOOR AREA 780 SQ FT 72.4 SQ METRES



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. Specifically 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.

Copyright nichecom.co.uk 2017 Produced for McCarthy Holden REF : 180403









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 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.

Viewing

Telephone sole agents
McCarthy Holden: 01252 620640

Services

Mains electricity, water and drainage.
Electric Heating
EPC Rating - C (69)

Local Authority

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

McCarthy
Holden 

www.mccarthyholden.co.uk