

Cadogan Court

Two Double Bedroom Retirement Apartment



10 Cadogan Court, Branksomewood Road, FLEET, GU52 4JT

The Property

An extremely well presented two-bedroom ground floor retirement property which is offered to the market with no onward chain.

The property is situated in a town centre location within the Blue Triangle area of Fleet close to an extensive range of amenities.

Accommodation

The accommodation comprises an entrance hallway, lovely living room with feature fireplace and French style doors opening onto a paved patio area.

The kitchen leads off the living room and is fitted with eye and base level units and includes oven, hob, extractor fan, fridge, freezer, microwave and dishwasher.

There are two double bedrooms and a bathroom which is fitted with a four-piece suite including a separate bath and shower cubicle.

Additional Information

The property further benefits from communal facilities including lounge, kitchen and library area, visitor suite, laundry, Estate Managers office, lift to all floors and security camera in the main entrance as well as a Careline 24-hour emergency call system.

There are landscaped gardens with gazebo plus various other seating areas, external re-charging facility for battery cars and communal parking.

Service Charge is currently £4,550.00 per annum
Ground Rent is £499 per annum
There are 109 years remaining on the lease.

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











FLOOR PLAN TO COME







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 - TBC

Local Authority

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

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