

Reading Road South
Two Bedroom First Floor Apartment



Flat 4, Reading Road South, Fleet, GU52 7TP

The Property

An extremely well-presented two-bedroom property situated on the first floor of a converted building which is located within easy access of Fleet town centre with its many shopping and leisure facilities.

Accommodation

There is an entrance hallway with storage cupboard and doors into bedroom two and living/dining room which has an attractive window with shutters and a chimney breast with decorative recess.

The kitchen is located off the living room and benefits from two windows on separate aspects. There is a range of contemporary Shaker style units with attractive brass handles plus an integrated oven, hob, extractor fan, fridge, freezer, dishwasher and washing machine.

The bathroom is accessed off the kitchen with a white suite, built in vanity unit and part tiled walls.

Bedroom one is also located off the living room and benefits from an adjacent dressing room.

Outside

There is one allocated parking space as well as visitors parking to the front of the property and an attractive communal garden to the rear.

Additional Information

Service Charge - 108.75 per month
Length of Lease - 144 years remaining

Location

The property is conveniently located close to Fleet town centre with its extensive range of restaurants, bars and coffee shops. There are schools for all age groups, churches of various denominations and health care services.

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.





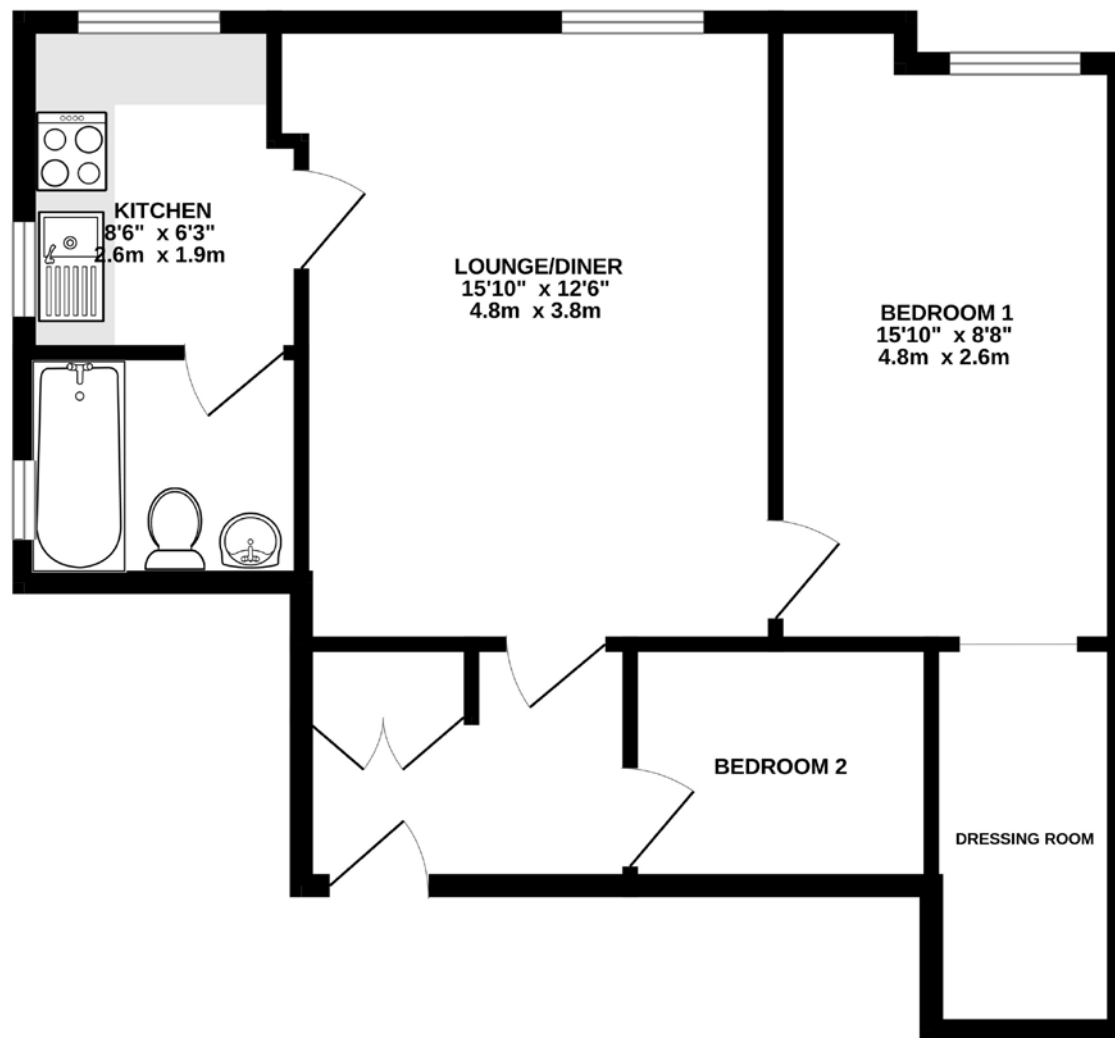


Russell Hobbs













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 GU52 7TP. 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 - F (36)

Local Authority

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

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