

Ulric House
Two Bedroom Ground Floor Apartment



Ulric House, Fleet, Hampshire, GU51 1GE

The Property

This attractive apartment sits on the ground floor of a purpose-built block on the ever popular Elvetham Heath development which offers a selection of local amenities and is within easy access of both Fleet town centre and Fleet mainline railway station.

The property has generous accommodation and is offered to the market in good decorative order and with no onward chain.

Accommodation

The entrance hallway benefits from two storage cupboards and has doors into the living room, bedrooms and bathroom.

The living/dining room is in excess of 23 ft. long with windows to both the front and back.

The kitchen is accessed off the living room with a side aspect window and is fitted with a range of white wall and floor mounted units plus integrated appliances including oven, hob, extractor fan, fridge, freezer, dishwasher and washing machine.

Bedroom one has fitted wardrobe cupboards and an en-suite shower room. There is also a second good size bedroom and a family bathroom.

Outside

The communal outside area includes two allocated parking spaces and a bike shed.

Additional Information

Service Charge is currently £1,450.00 per annum. Ground Rent is £250.00 per annum. There are approximately 130 years remaining on the lease.

Location

Elvetham Heath is a development with a wealth of amenities including a supermarket, primary school, church and public house. Various activities and facilities are enjoyed by the local community including a football pitch, cycling and running clubs.

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.











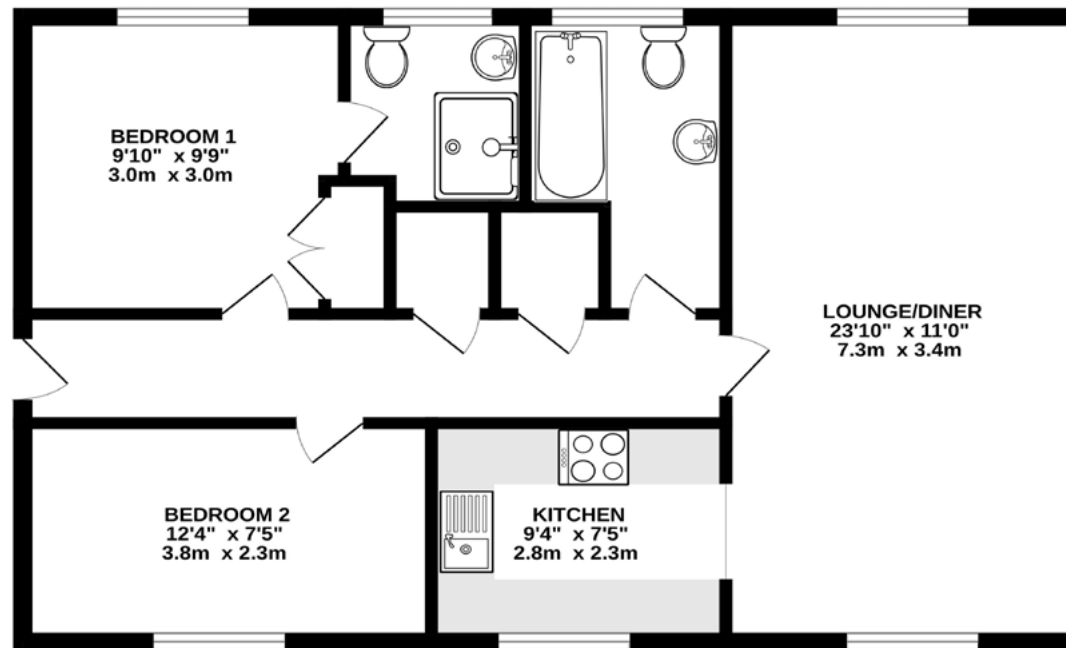








GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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).

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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 1GE. 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.
Gas Central Heating
EPC Rating - C (80)

Local Authority

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

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