

Branksome Wood Road, Fleet Two Bedroom Retirement Property



Branksomewood Road, Fleet, GU51 4JU

The Property

A beautifully presented two bedroom retirement home in the desirable Blue Triangle in Fleet. The accommodation comprises an entrance hall, a modern and well-equipped fitted kitchen, a lounge/diner, a double and a single bedroom, and a modern bathroom. The property also benefits from emergency fitted devices throughout the apartment.

The Communal Areas

As you enter the building you are greeted with a beautifully decorated communal lounge which leads out on to the well tended communal gardens. There is a guest suite which can be booked with the Facilities Manager who is on-site during the week and there are parking spaces for residents.

Additional Information

Service Charge is currently £5,120 per annum.
Ground Rent £300 per annum
Lease Length 139 Years

Location

This lovely retirement home is located opposite Branksomewood Doctor's Surgery which has an on-site pharmacy and is just off Fleet high street.

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, schools for all age groups, churches of various denominations and various health care services.









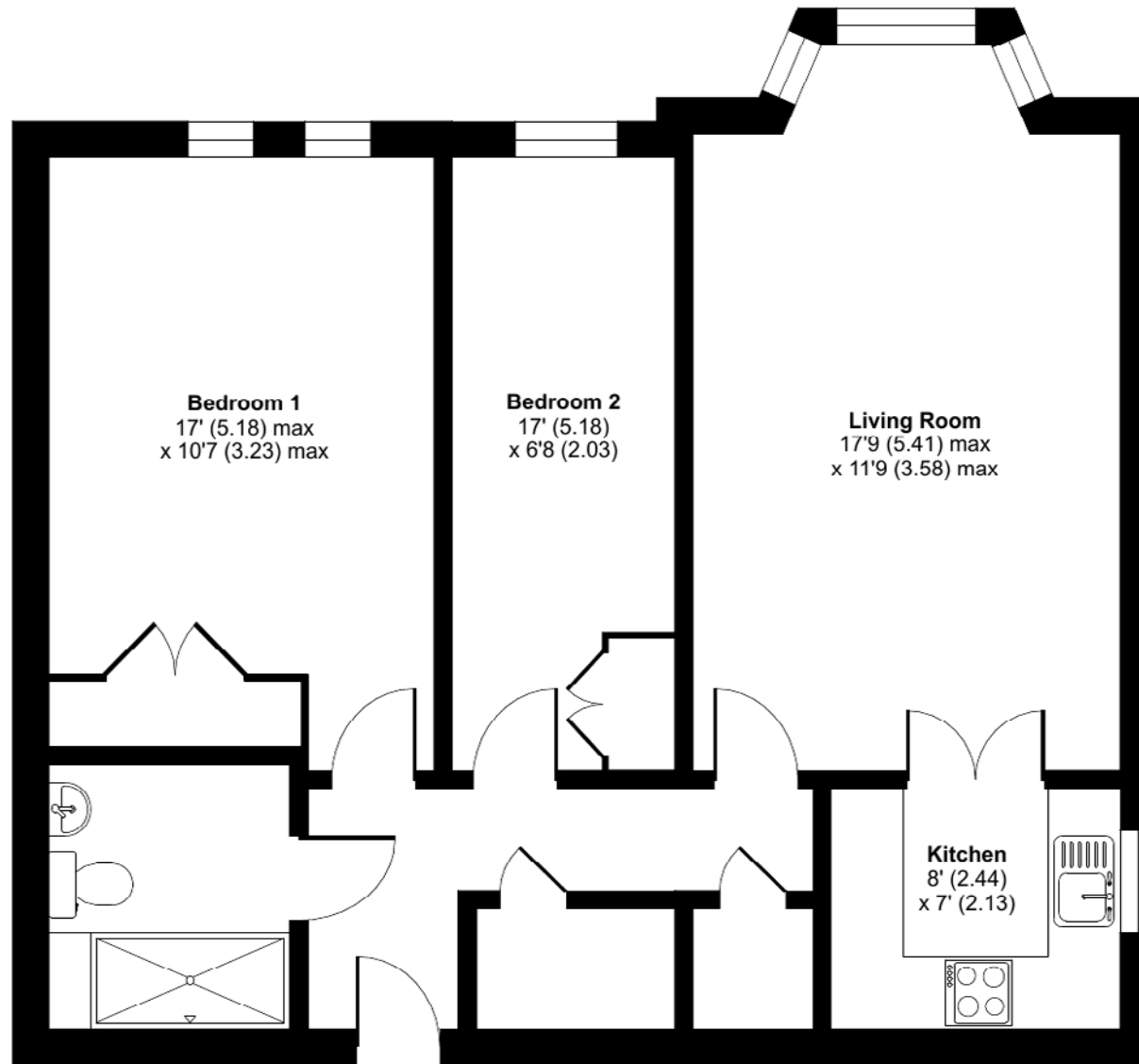




Sycamore Grange, Branksumewood Road, Fleet, GU51

Approximate Area = 739 sq ft / 68.6 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). © nichcom 2024. Produced for McCarthy Holden. REF: 1092888





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 4JU. 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 Storage Heating
EPC Rating - C (74)

Local Authority

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

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