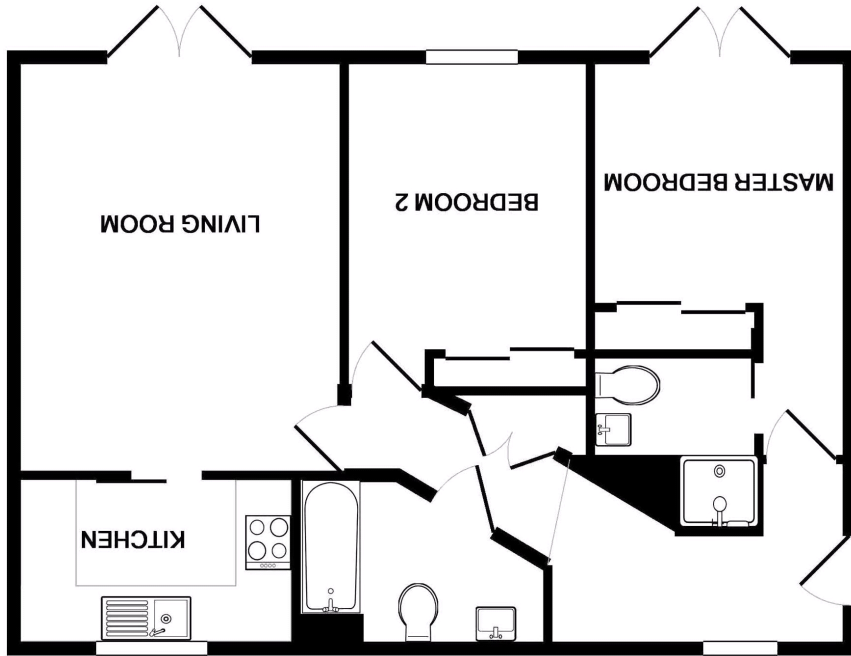


BRAMSHOTT PLACE, FLEET, HAMPSHIRE, GU51

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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23 Bramshott Place, FLEET, Hampshire GU51 4QF

Price Guide: £199,950

Launch Day Saturday 30th November - By Appointment Only.

A two bedroom ground floor apartment which is excellently positioned for Fleet town centre, Fleet Mainline Railway Station and Fleet Pond/Nature Reserve.

The accommodation comprises two bedrooms (master with en-suite), family bathroom, living room and kitchen. Further benefits include double glazing, under floor heating and allocated parking.

Fleet town centre offers excellent commuter links with London Waterloo accessible in 40 minutes via the mainline rail station and Junction 4a of the M3 motorway being a short distance away. The town centre offers a comprehensive range of shopping and leisure facilities, churches of various denominations, infant, junior and senior schools and health care services including GP Surgeries, Dental Practices, Opticians and Fleet Hospital.

The independent 2012 quality of life survey by Halifax concluded that Hampshire's Hart District was the most desirable place to live in Britain for the second year in a row. Residents enjoy high employment, good health, Good and Outstanding OFSTED rated schools, low crime rates, good broadband access and even more hours of sunshine than average.

Fleet has Hampshire's largest freshwater lake, which is now a nature reserve, as well as the Basingstoke Canal.

Accommodation: Communal entrance door with intercom system to individual apartments leading to communal hallway with individual post boxes and stairs to all apartments. The apartment has entrance hallway with doors to all rooms, rear aspect frosted window, thermostat for under floor heating, recessed airing cupboard housing Megaflo system with slatted shelving over - Living Room with French style doors, TV point, telephone point, door to - Kitchen with a range of eye and base level units, laminate roll top work surface, stainless steel sink and drainer unit, part tiled walls, integrated appliances including fridge/freezer, washer/dryer, dishwasher, built in electric oven and hob with extractor fan over, laminate flooring - Master Bedroom with front aspect French style doors, recessed wardrobe cupboard with hanging and shelving space, thermostat for under floor heating, TV point, door to - En-Suite with pedestal wash hand basin, low level wc, fully tiled shower cubicle, wall mounted heated towel rail, thermostat for under floor heating - Bedroom 2 with front aspect window, thermostat for under floor heating, recessed wardrobe cupboards with hanging and shelving space - Bathroom with pedestal wash hand basin, low level wc, tile enclosed bath with shower over, wall mounted heated towel rail, extractor fan, part tiled walls.

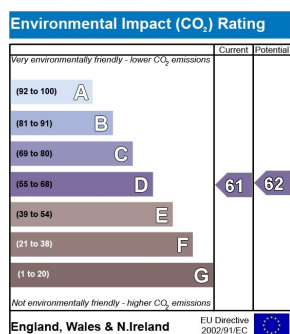
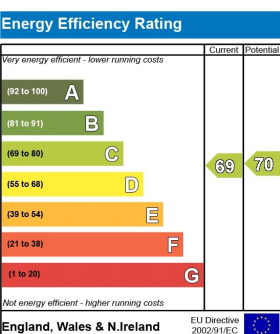
Outside: The communal grounds have a mixture of areas laid to lawn as well as 2 sheds for storage. There is one allocated parking space for the property.

Directions: From the Fleet office of McCarthy Holden turn left onto Fleet Road towards Fleet Railway Station continuing straight ahead at the first set of traffic lights. At the next set of traffic lights turn left into Bramshott Place where the property can be found in the second block of apartments on the right hand side.

Service Charge: Length of Lease: The property was built in 2005 with a 99 year lease.

Service Charge: The service charge is approximately £77.00 per month.

Ground Rent: Ground rent is currently £400.00 per annum.



Contact Details:

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