



One Bedroom Top Floor Apartment
Upper Street, Fleet, Hampshire

An ideal opportunity for a first time buyer or investment purchaser.

This top floor flat offers spacious accommodation and is located in the heart of Fleet town centre with its comprehensive range of leisure and shopping facilities.

Fleet mainline railway station is approximately one mile away and offers regular services to London Waterloo from 43 minutes.

The property comprises of a living room/dining room measuring approximately 25ft in length, bedroom with fitted wardrobes, bathroom comprising of bath with shower over, wash hand basin and wc and fitted kitchen with appliances.

There is one allocated parking space.







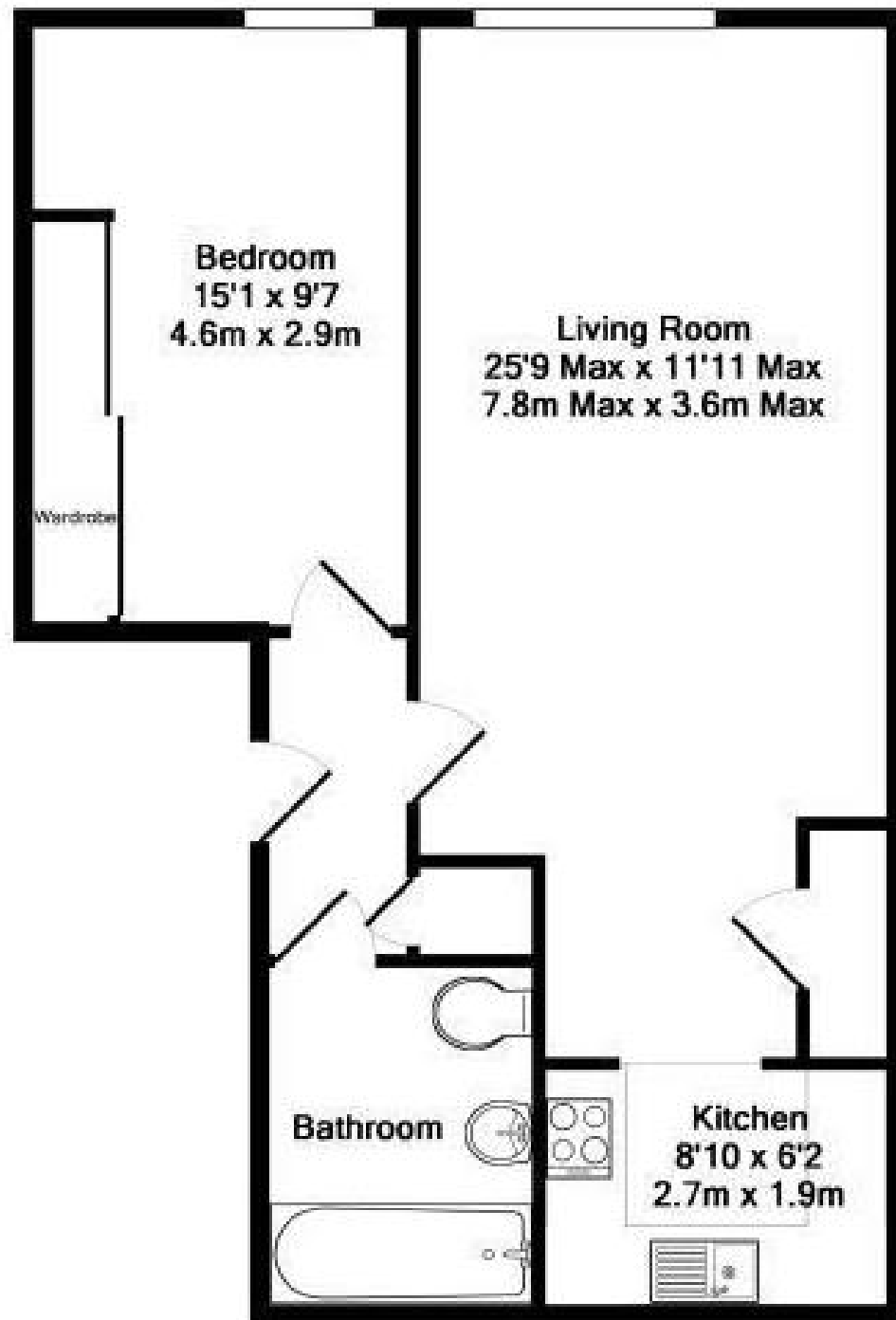












CONSUMER PROTECTION REGULATIONS

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. 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.

Fixture and Fittings:

All items of fixture and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Lease Details: 108 Years remaining on the lease

Ground rent: £250.00 per annum

Service Charge: £128.00 per month

Directions:

Postcode: GU51 3PE

Please contact McCarthy Holden for detailed directions

Viewing:

Telephone: 01252 620640

Email: fleet@mccarthyholden.co.uk

Services:

Mains electricity, water and drainage

Electric Storage Heaters

EPC Rating - C (74)

Local Authority:

Hart District Council

Tel: 01252 622122

Council Tax Band - B

McCarthy
Holden 