



Flat 11, Argyll Court Clarence Road, Fleet

Fleet

McCarthy  
Holden 

Offers Over £100,000



## Flat 11

Argyll Court Clarence Road, Fleet

Ground floor retirement property near Fleet town centre. Living/dining room with fireplace, kitchen, double bedroom with fitted wardrobes, shower room. Communal parking, well-maintained grounds. Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- No Onward Chain
- Ground Floor Apartment
- Close To Fleet Town Centre
- Patio Area
- Communal Gardens
- Guest Suite for Friends & Family





A well-presented ground floor retirement property offered to the market with no onward chain and situated close to Fleet town centre amenities. This property benefits from a patio area which can be accessed via the living room.

There is a generous living/dining room with fireplace housing electric fire and double doors giving access to the kitchen with a range of units, integrated oven, hob and extractor. The double bedroom is also a good size and has a comprehensive range of fitted wardrobes. The shower room is fitted with a shower cubicle, wc and wash hand basin. Further benefits of the property include Economy 7 heating, UPVC glazing and emergency alarm system.

There are communal facilities including communal parking and attractive, well maintained communal grounds, manager, residents lounge and kitchen, laundry room and guest suite.

The property is ideally located for Fleet town centre with its extensive shopping and leisure facilities, coffee shops, restaurants, doctors surgeries, dentists and churches of various denominations.

Fleet mainline railway station is close by and offers services to London Waterloo from 43 minutes whilst Junction 4a of the M3 motorway is a short drive away.

Annual Service Charge - £3018.47

Council Tax Band - D

Lease Remaining - 103 Years

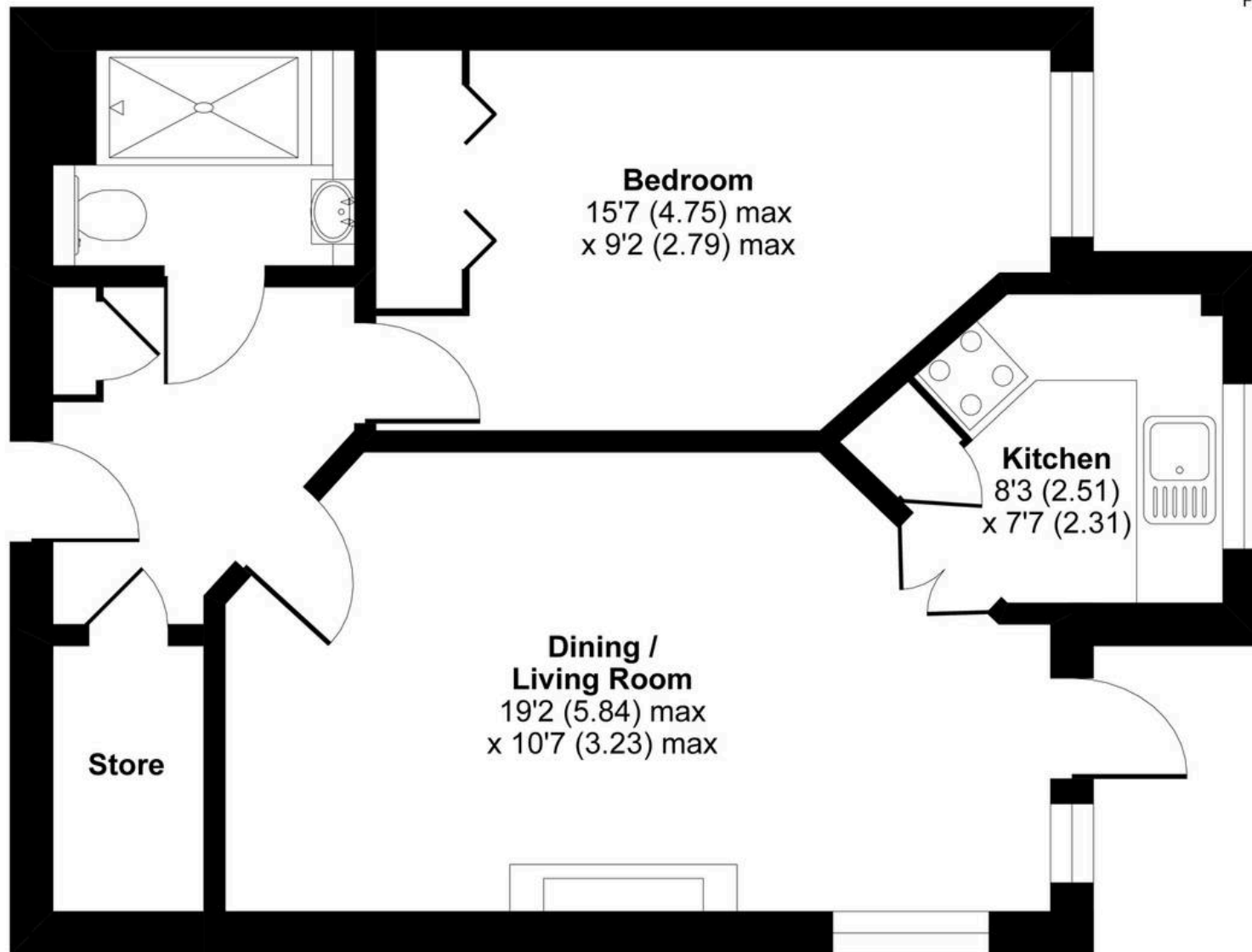




# Clarence Road, Fleet, GU51

Approximate Area = 492 sq ft / 45.7 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). © n'checom 2021. Produced for McCarthy Holden. REF: 690023





## McCarthy Holden Fleet

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Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.