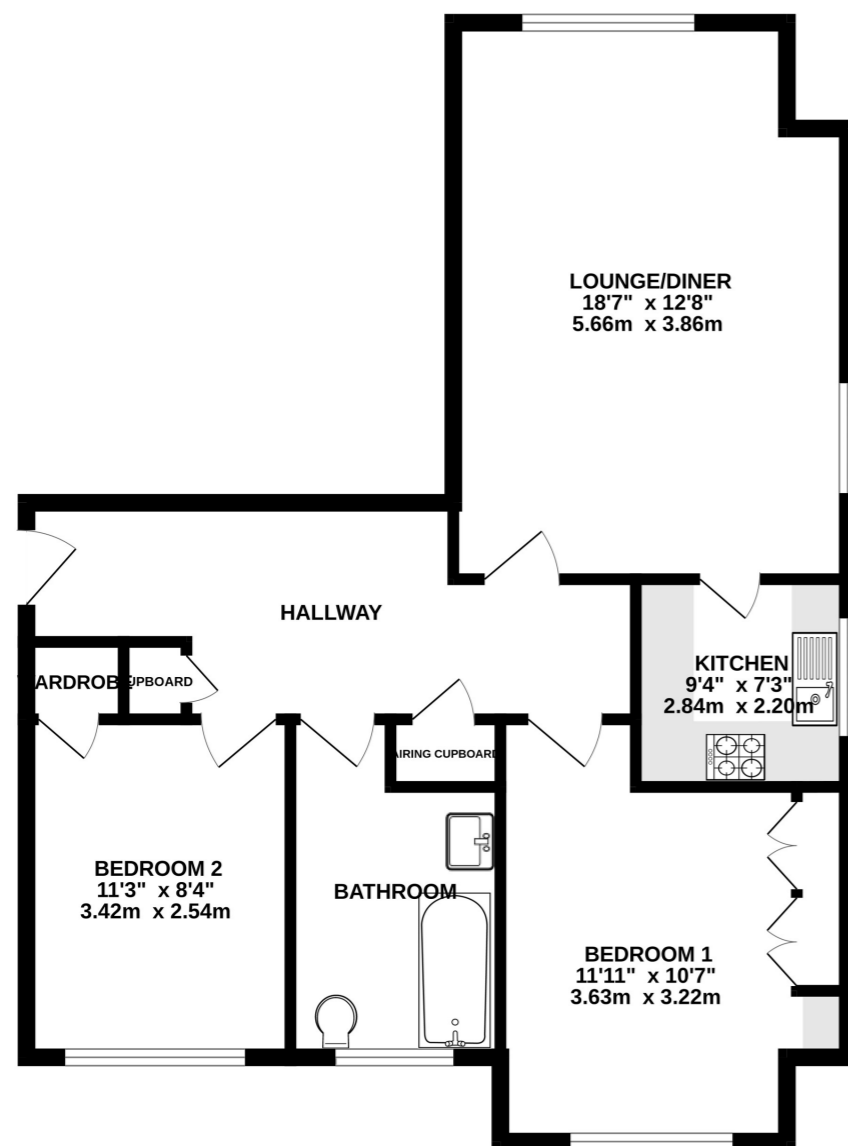
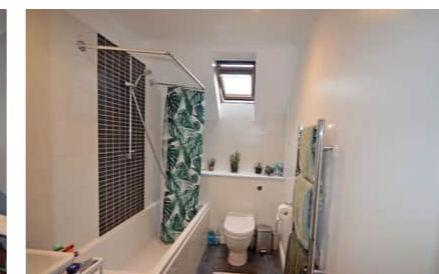
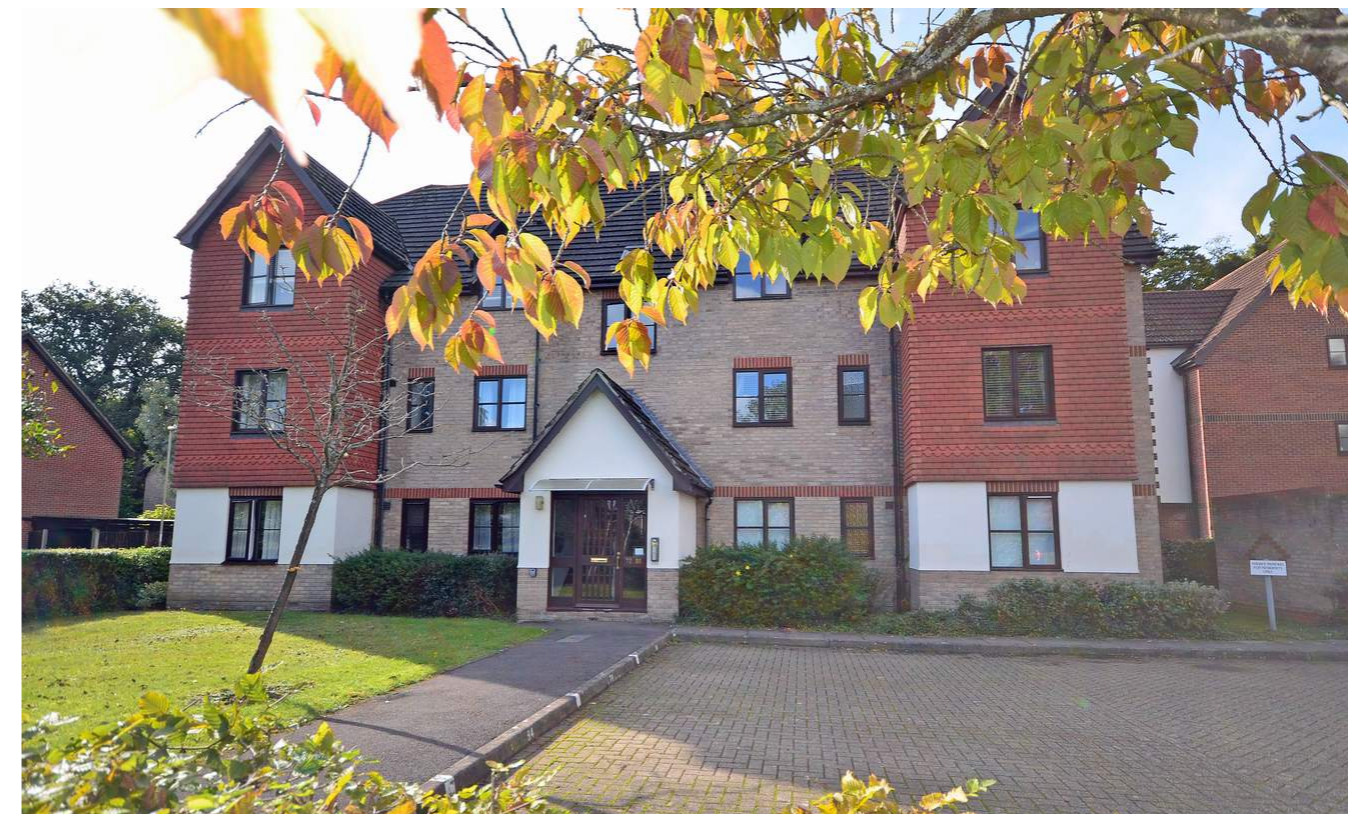


# 88 Tamworth Drive Fleet, GU51 2UP

GROUND FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (68.9 sq.m.) approx.  
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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## £275,000 Share of Freehold



- Two double bedrooms
- White fitted bathroom
- Double aspect lounge/dining room
- Sealed unit double glazing
- Kitchen with built-in appliances
- Allocated parking & visitors' parking
- Gas fired central heating by radiators
- Partly wooded communal gardens

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		76	79

EU Directive 2002/91/EC  
England, Scotland & Wales

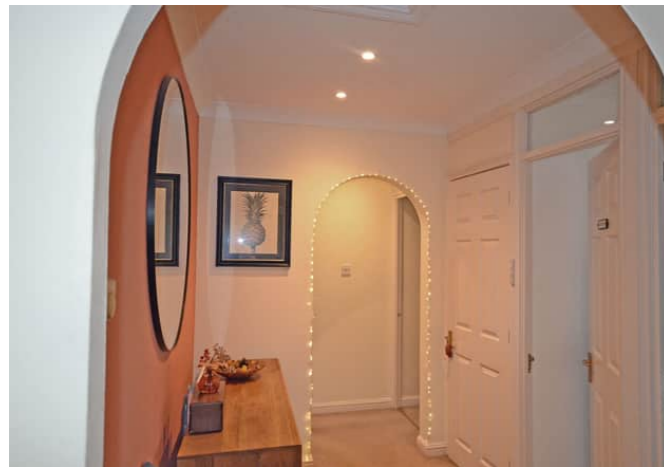
These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.



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1 Guildford Road, Frimley Green, Surrey, GU16 6NL





## The Property

A well presented second floor two bedroom purpose built modern apartment boasting bright and spacious accommodation adjoining woodlands to the rear on the much favoured Ancells Farm development.

The property offers built-in wardrobes to both bedrooms, a double aspect lounge/dining room, comprehensively fitted kitchen, a modern white bathroom suite, communal entry phone system and a generous storage area in the part boarded loft. The property benefits from having sealed unit double glazed windows and gas fired central heating by radiators, attractive partly wooded communal gardens, allocated and guest parking.

Lease: 998 years from 1st April 2011. (985 years remaining) Share of the freehold interest EPC: C  
Maintenance charge: £1,200 per annum (2024/25) Ground Rent: £30 per annum Council Tax band  
C: £1,845.08 p.a. (2024/25)

## Location

Ancells Farm is on the north edge of Fleet, in North East Hampshire. The local area boasts a thriving community, and an array of local shops including an Express Supermarket, dental clinic, post office and take away restaurants. Fleet town centre offers comprehensive shopping and leisure facilities, schools for all age groups, churches of various denominations and various health care services. Fleet train station is within half a mile walking distance, providing direct access to London Waterloo within approx. 40 minutes travelling time. The property is also situated within easy reach of junction 4a of the M3 Motorway which links to the M25.