

Kingfisher Court, Fleet  
Two Bedroom Apartment





## Kingfisher Court, Fleet, Hampshire, GU51 3LS

### The Property

This well presented two bedroom apartment offers a comfortable and convenient lifestyle in the heart of Fleet. Situated within easy walking distance of the town centre and Fleet mainline railway station, this property provides excellent access to local amenities and transportation links.

### Accommodation

The spacious interior features an open-plan living room and dining area, creating a bright and airy space perfect for entertaining. The modern kitchen is equipped with a range of appliances and ample storage space.

Both bedrooms are generously sized with the principle bedroom boasting fitted wardrobes and a stylish en-suite for added convenience. There is also a separate family bathroom.

### Outside

There is one allocated parking space for the property as well as visitor spaces.

### Location

Fleet has excellent commuter links with trains to London Waterloo from 43 minutes via the mainline rail station and Junction 4a of the M3 motorway linking 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 service

### Additional Information

Lease - 104 years.

Ground rent is £250 P/A

Service charge is £1509.71 P/A (including building insurance)

Tax band C and local council is Hart.





























# Connaught Road, Fleet, GU51

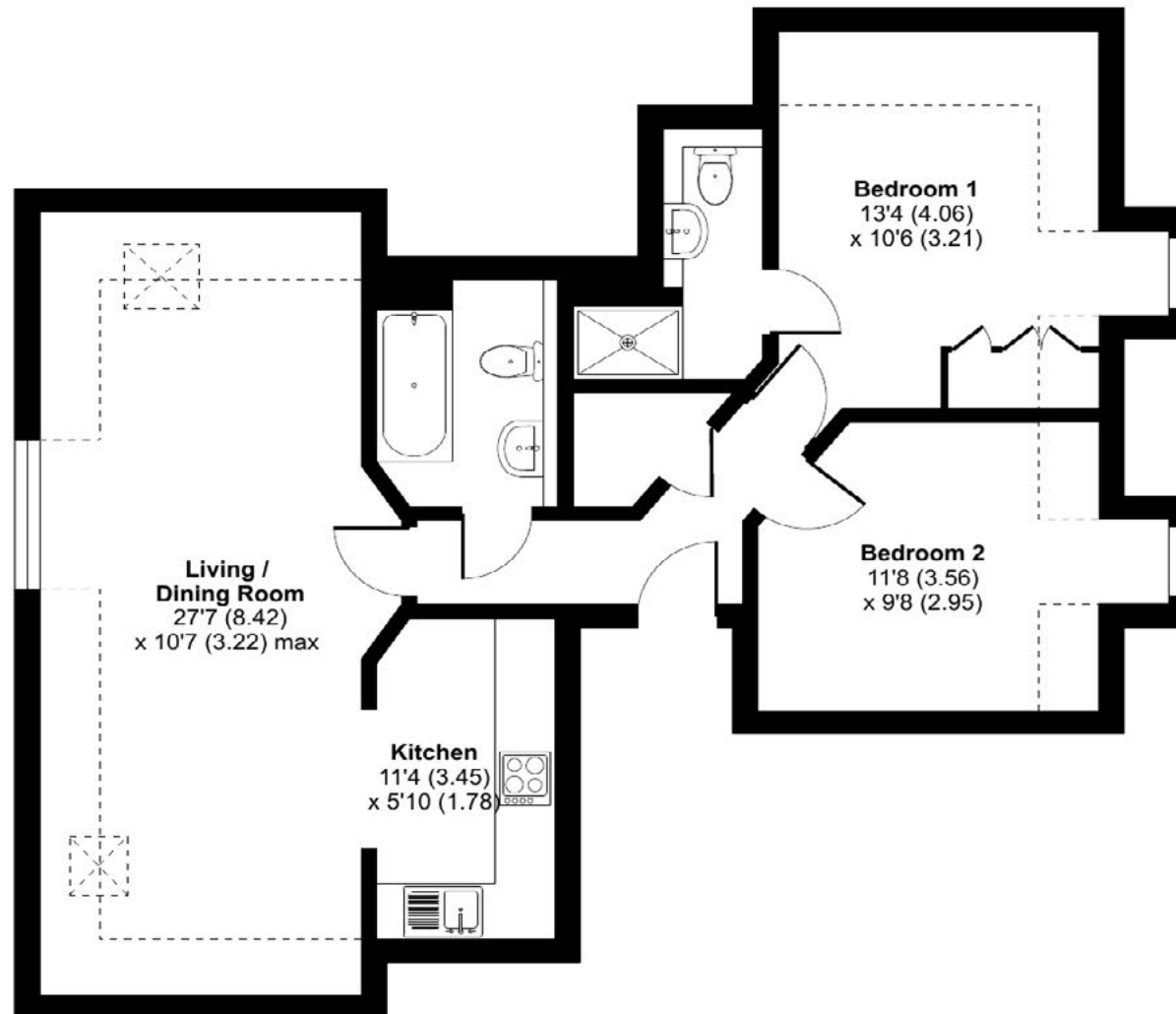
Approximate Area = 672 sq ft / 62.4 sq m

Limited Use Area(s) = 139 sq ft / 12.9 sq m

Total = 811 sq ft / 75.3 sq m

For identification only - Not to scale

Denotes restricted  
head height



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for McCarthy Holden. REF: 1279277

# Places of interest

A selection of photographs showing various locations in and around Fleet & Farnham are shown below.



Fleet Pond



Rail Line/Fleet Pond



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).

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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.

### Services & Material Information

Water – Mains  
 Drainage - Mains  
 Gas – Mains  
 Electric – Mains  
 Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs  
 EPC - TBC  
 Broadband Checker - <https://www.openreach.com/fibre-broadband>  
 Mobile Signal - Unknown, depends on carrier  
 To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Directions - Postcode GU51 3LS 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 generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing  
 Telephone sole agents  
 McCarthy Holden: 01252 620640

Local Authority  
 Hart District Council  
 Tax Band C



[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)