

Upper Street, Fleet
Two Bedroom Apartment



Brook House, Upper Street, Fleet, GU51 3PE

The Property

Situated in the heart of Fleet town centre, this two bedroom first floor apartment is offered to the market with no onward chain.

The property is ideal for a first time buyer or investment purchaser.

Accommodation

Internally the property benefits from full double glazing and a light and airy atmosphere.

Accommodation includes an entrance hallway, lounge/dining room which leads onto the kitchen area with a range of eye and base level units plus appliances including oven, hob and extractor fan. There are two bedrooms (one with en-suite) and separate bathroom.

Outside

There is one allocated parking space.

Additional Information

Service Charge: £1850.00 per annum

Ground Rent: £250.00 per year annum

Length of Lease - approx. 103 years remaining

Location

Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links 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 services.

Towns such as Basingstoke, Guildford and Reading are all within 20 miles whilst the historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are a short drive away. Heathrow Airport is about 28 miles and Farnborough Airport is about 5 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 5 miles).







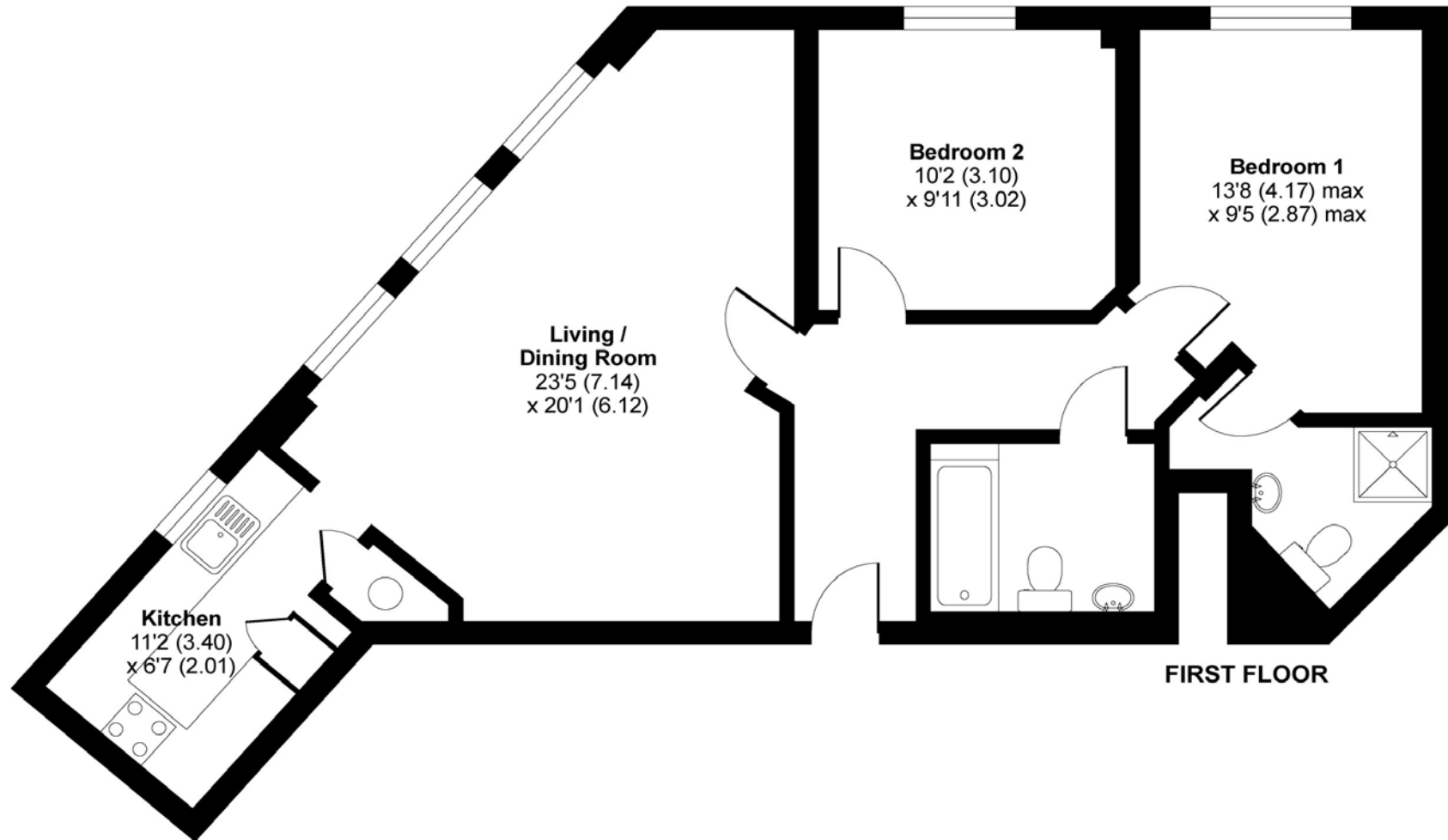






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APPROX. GROSS INTERNAL FLOOR AREA 766 SQ FT 71.2 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Places of interest

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



Fleet Pond



Basingstoke Canal



Fleet 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.

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

Viewing

Telephone sole agents
McCarthy Holden: 01252 620640

Services

Mains electricity, water and drainage.
Electric Heating
EPC Rating - D (60)

Local Authority

[Hart District Council](#)
[Council Tax Band - C](#)

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