

# Russell Lodge, Branksomewood Road, Fleet One Bedroom Apartment





## 21 Russell Lodge, Branksomewood Road, Fleet, Hampshire, GU51 4JS

A one bedroom retirement apartment in a purpose built development located in Branksomewood Road which is a much sought after location in Fleet town centre close to shops and amenities and doctors surgery.

The apartment, which is located on the first floor, can be accessed via both stairs and a lift, benefiting from new carpets throughout. The entrance hallway has a good size airing cupboard and doors to the living room, bedroom and shower room.

The living room is 17 ft. long with an electric fire and surround plus a door giving access to the kitchen. Fitted with a range of white floor and wall mounted units, the kitchen also includes oven, hob, extractor fan, fridge/freezer, dishwasher and washing machine.

The bedroom has fitted wardrobes whilst the shower room has a generous shower cubicle, fully tiled walls, wc, wash hand basin, vanity unit, heated towel rail and wall mounted cupboard.

The apartment is heated via a communal air source heat pump which is included in the service charge.

Further benefits of the development include a secure entry phone system, owners lounge and kitchen with regular social events and a guest suite. A 24 hour Careline support system for safety and security and a Lodge Manager who is available five days a week.

There are communal ground with seating areas, lawns and a selection of planting. There is also communal parking.

The property is ideally located for Fleet town centre with its comprehensive range of shopping and leisure facilities, restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and health care services.

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.

### Additional Information:

Service Charge is currently £3,168.00 per annum.

Ground Rent is £684.00 per annum.

There are 116 years remaining on the lease.



















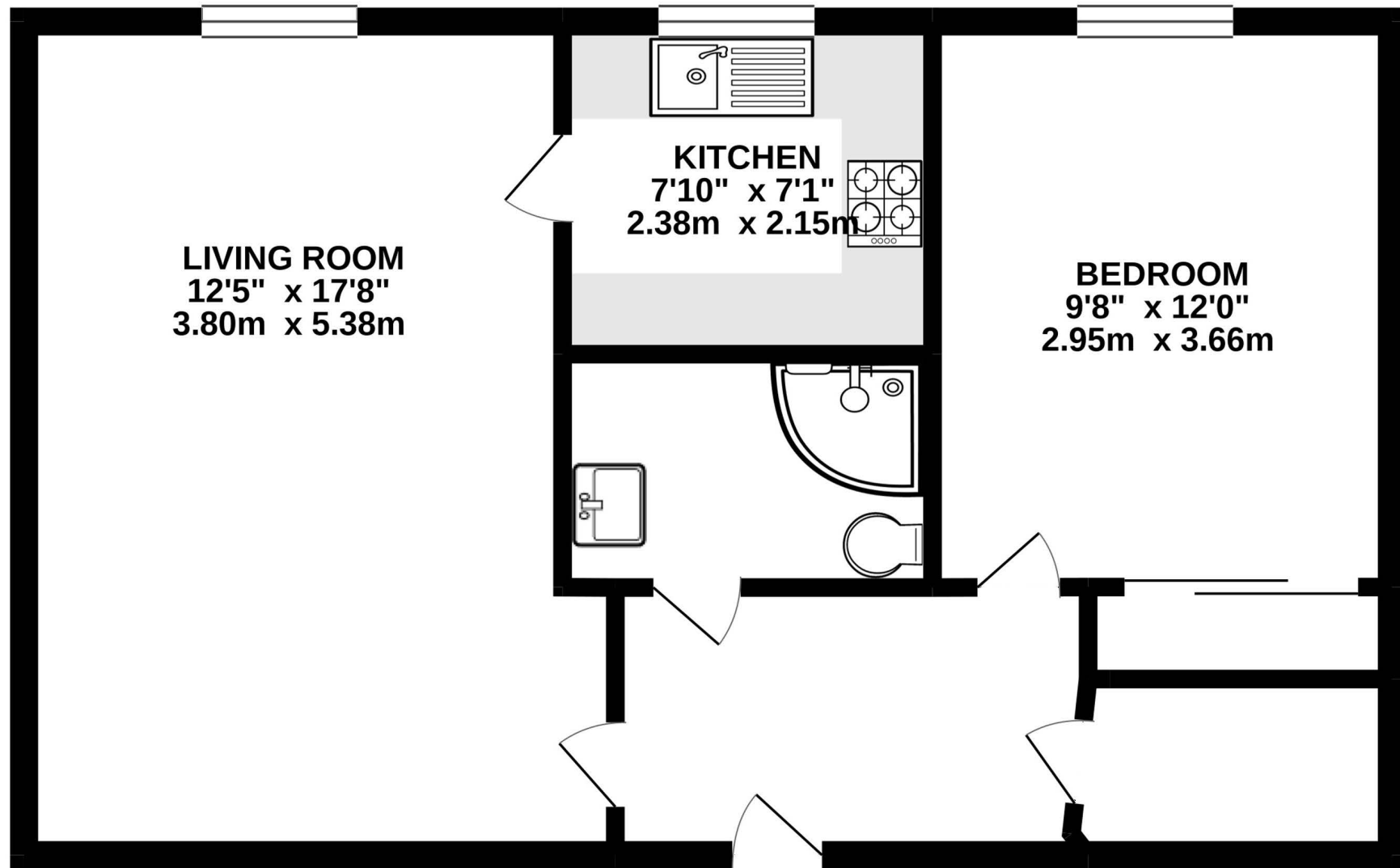


**Churchill**  
Retirement Living   
2015





# GROUND FLOOR





# Places of interest

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



Fleet Train Station



Bramshot Country Park



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).

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. Land estimate is a guide and it has not been possible to quantify accurately.

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 4JS. 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, heating, water and drainage.

EPC Rating - C (80)

### Local Authority

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

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