

Beaumont Court, Elvetham Heath Two Bedroom Top Floor Apartment



6 Beaumont Court, Fleet, Hampshire, GU51 1JE

The Property

A generous two-bedroom second floor apartment in a purpose-built development on the ever popular Elvetham Heath development close to local amenities. The property is an ideal first time buy or an investment purchase.

Accommodation

All of the accommodation can be accessed off the hallway including the living/dining room which is 15 ft. long with French style doors opening onto a balcony making the room light and airy.

The kitchen is fitted with a comprehensive range of eye and base level white unit and includes oven, hob and extractor fan.

The two bedrooms are generous in size with bedroom one benefiting from an en-suite shower room. There is also an additional bathroom fitted with a white suite.

Outside

Externally there is allocated parking with additional parking nearby.

Additional Information

Service Charge is currently ££1,836.50. per annum.

Ground Rent is £125.00 per annum

Length of Lease - 105 years remaining

Location

Elvetham Heath is a development with a wealth of amenities including a supermarket, primary school, church and public house. Various activities and facilities are enjoyed by the local community including a football pitch, cycling and running clubs.

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, a good selection of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and a range of health care services.





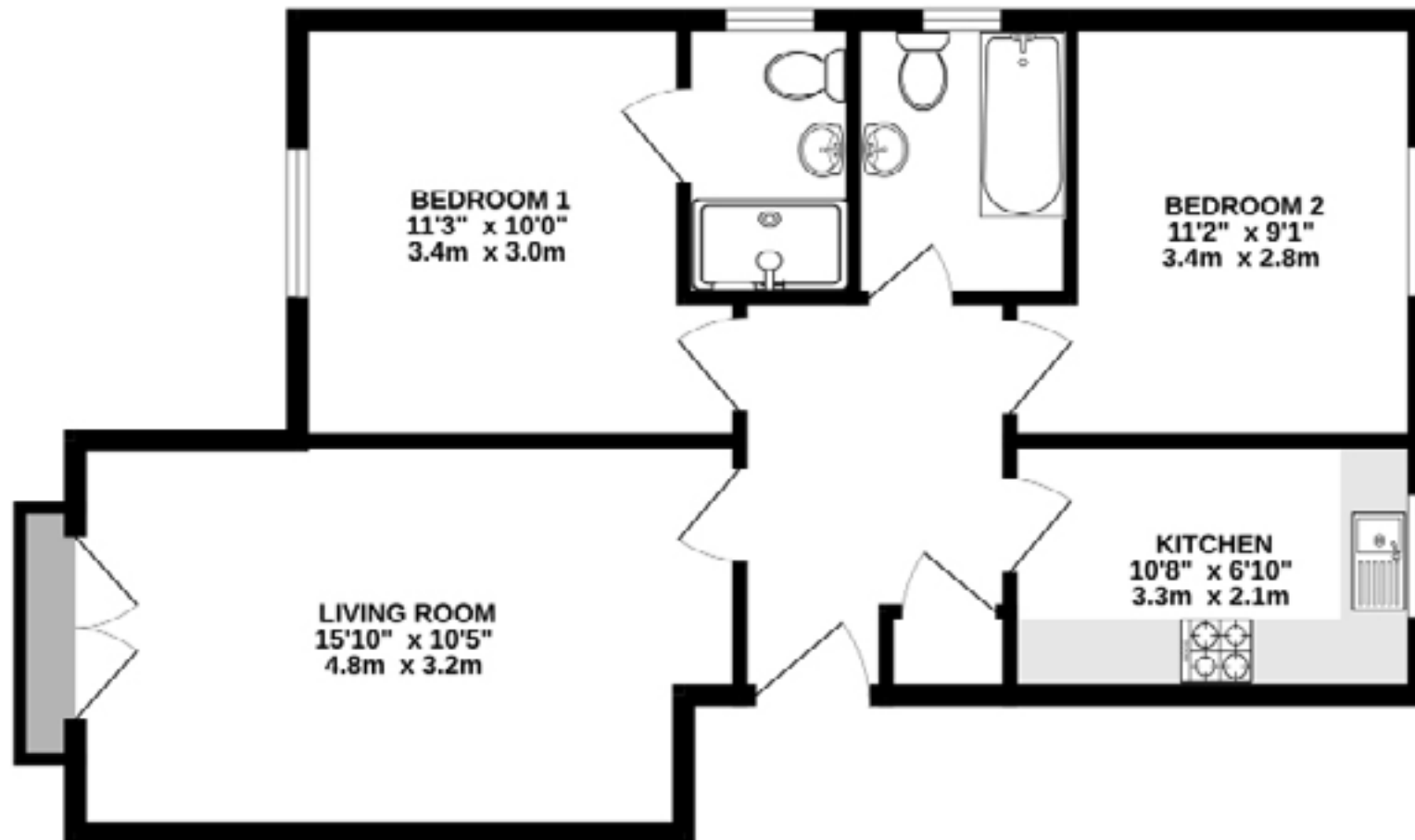








TOP FLOOR



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.

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).

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 1JE. 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 Storage Heaters
EPC Rating - C (76)

Local Authority

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



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