

Ancells House  
One Bedroom Apartment



## Ancells house, Ancells Road, Fleet, Hampshire, GU51 2QA

### The Property

This one bedroom, first floor apartment is part of a building which was converted into private residences in 2016. Offered to the market with no onward chain, this is an ideal opportunity for a first time buyer or as an investment purchase.

The property is located approximately one mile from Fleet Mainline Railway Station and one and a half miles from Fleet town centre.

### Accommodation

Accessed via stairs or lift, the entrance hallway boasts a large storage cupboard, housing the hot water cylinder, with doors leading to the bedroom, bathroom and kitchen/living room. The modern, open plan kitchen is double aspect making the room bright and airy. The kitchen benefits from gloss white cupboards with integrated appliances such as the fridge/freezer, dishwasher and washing machine. The double bedroom boasts from a double built in wardrobe. There is also a family bathroom.

Further benefits of the property include wood flooring throughout, two allocated parking spaces and bicycle store.

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

### Additional Information

Tax band is D and the local council is Hart District Council.









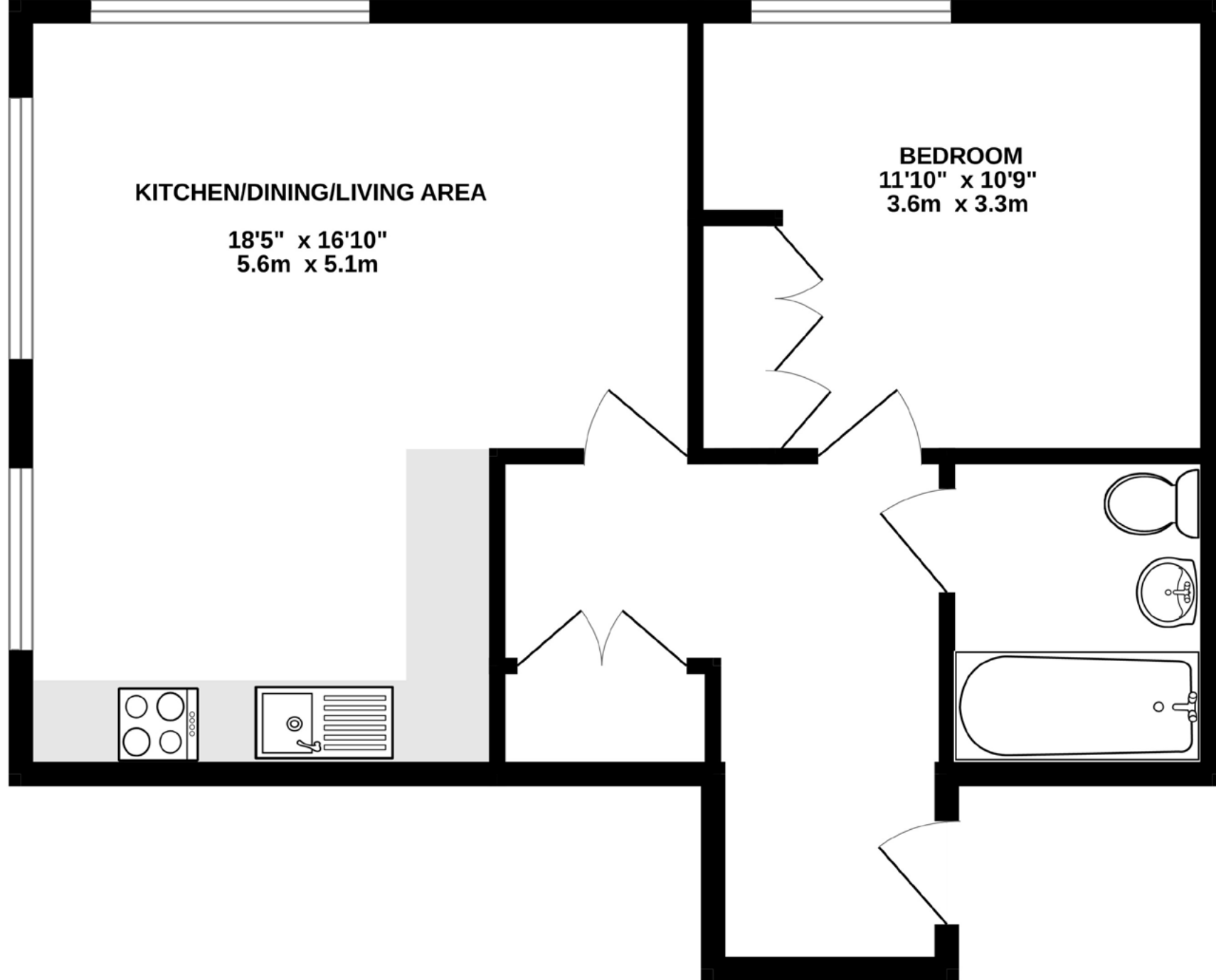














# Places of interest

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



Fleet Pond



Fleet Rail Line



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.

### Services & Material Information

Water – Mains  
Gas – N/A  
Electric – Mains  
Sewage - Mains  
Heating – Electric

Materials used in construction - Brick, Timber Framed, Tiled roofs  
EPC - C (74)

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/>

Accessibility Accommodations - None

Directions - Postcode GU52 8BT Please contact McCarthy Holden for detailed directions as this property is in a rural location.

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 D



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