

Old Dairy Close, Fleet
Two Bedroom Apartment



Newton Drive, Church Crookham, Hampshire, GU52 8BP

The Property

This beautifully appointed 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. Large double doors lead out to a south-facing balcony, offering a tranquil outdoor retreat. The modern kitchen is equipped with a range of appliances and ample storage space.

Both bedrooms are generously sized and feature fitted wardrobes, providing plenty of storage. Bedroom one includes a stylish en-suite bathroom for added convenience. There is also a separate family bathroom.

Outside

There is one allocated parking space for the property.

Additional Information

Lease - 134 years.
Ground rent is £125 P/A
Service charge is £480 per quarter
Tax band C and local council is Hart.

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

















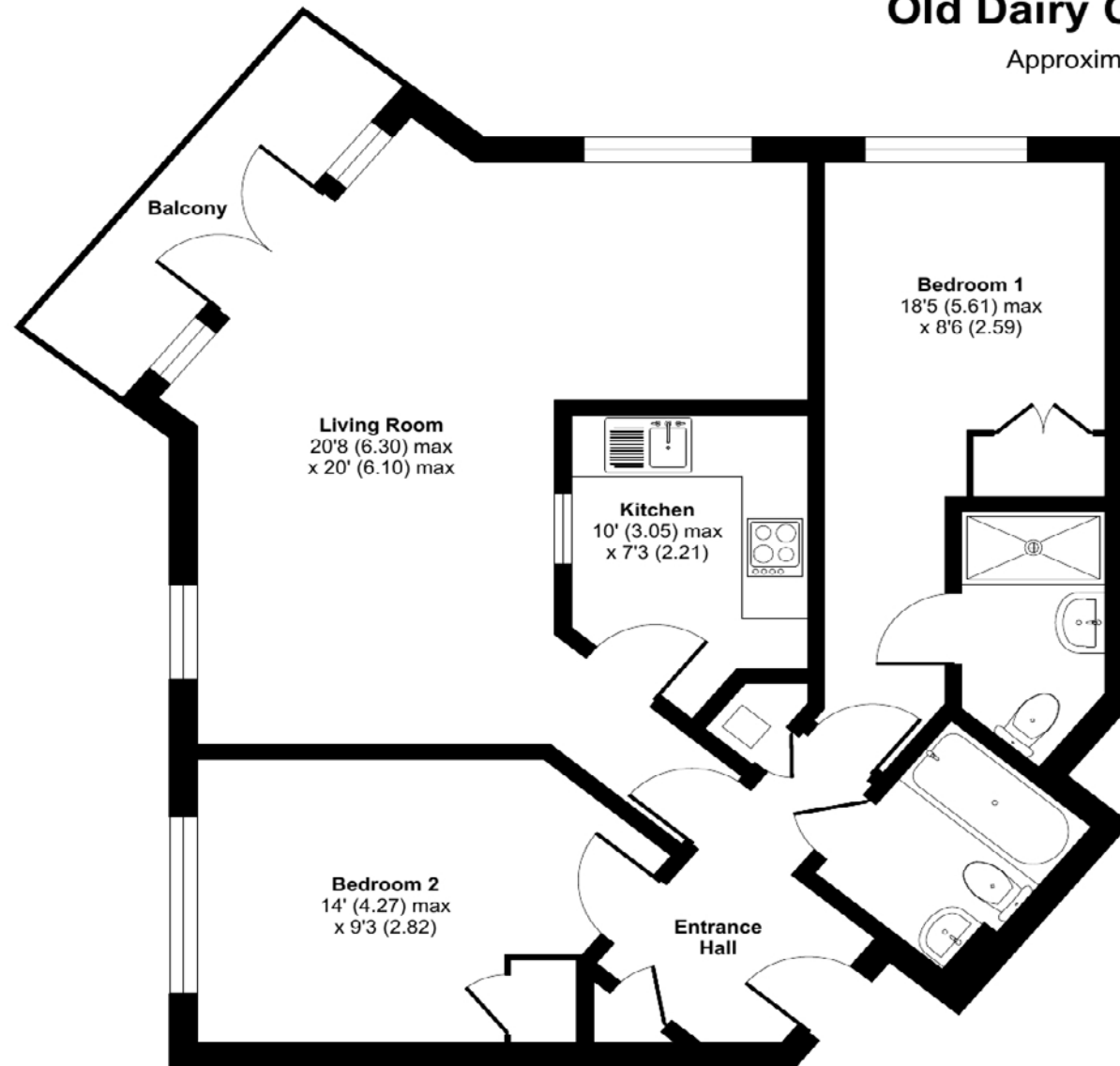




Old Dairy Close, Fleet, GU51

Approximate Area = 745 sq ft / 69.2 sq m

For identification only - Not to scale



FIRST FLOOR



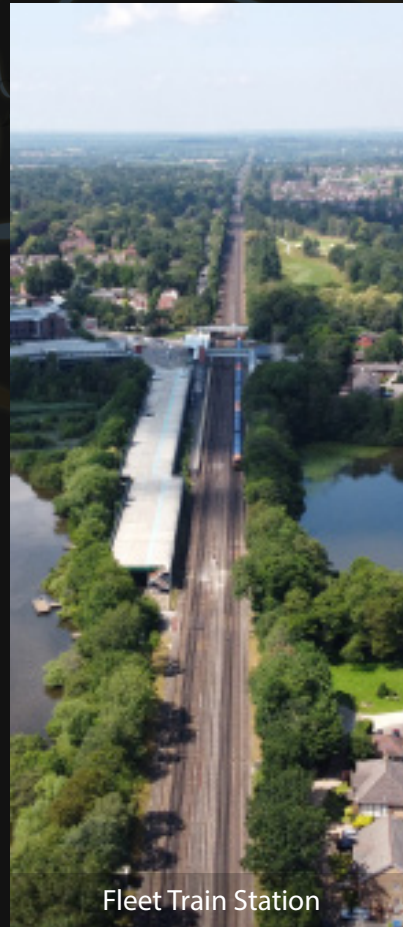
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for McCarthy Holden. REF: 1194346

Places of interest

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



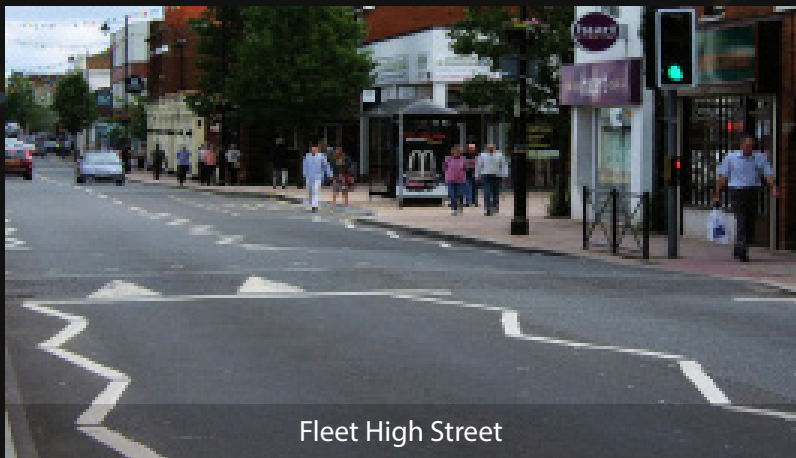
Basingstoke Canal



Fleet Train Station



Crookham Park



Fleet High Street



Fleet Pond

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
Electric – Mains
Sewage - Mains

Materials used in construction - Brick, Timber Framed, Tiled roofs
EPC - C (79)

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 GU51 3SJ. 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



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