



15 Clare Court Clarence Road, Fleet, Hants. GU51 3XX.
Fixed Price £59,950

- Retirement apartment
- Lounge
- Re-fitted shower room
- Residents' lounge
- Lift to all floors
- Short walk of town centre
- Kitchen
- Double bedroom
- Communal garden
- Residents' parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		81	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Description

A first floor retirement apartment for those over 55, situated close to High Street shops, library, Harlington Centre and the picturesque Basingstoke Canal. The accommodation includes an entrance hall with storage and airing cupboards, a generous sitting room, double bedroom, kitchen and a re-fitted shower room. Clare Court benefits from a residents' lounge, laundry, lift, guest suite for visitors, parking and communal gardens. The property is leasehold with 92 years remaining and the service charge, ground rent and water charge are £553.80 per quarter. We have not been able to check this information via an inspection of the lease and management agreement and prospective buyers should consult their own solicitors for verification.

Directions

Sat Nav Ref: GU51 3XX

Tenure

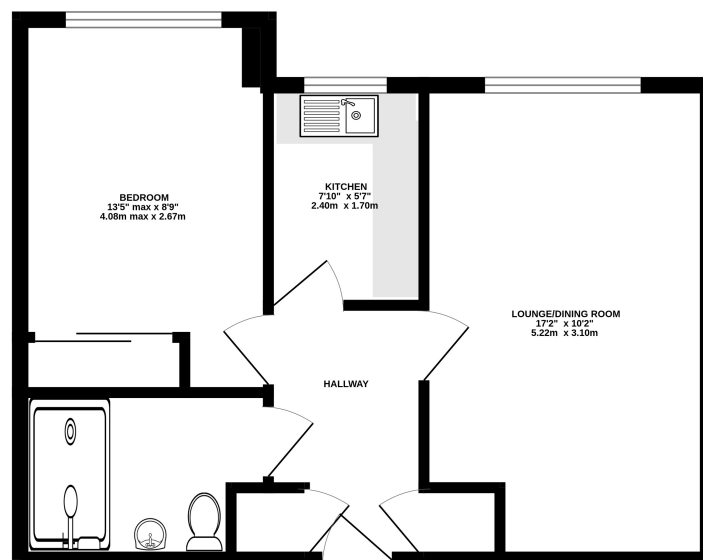
Leasehold

Local Authority

Hart

Band B

GROUND FLOOR
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 440 sq.ft. (40.8 sq.m.) approx.

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 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.
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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.