



11 Cranbrook Court, FLEET, Hampshire GU51 4QA

£280,000 Leasehold

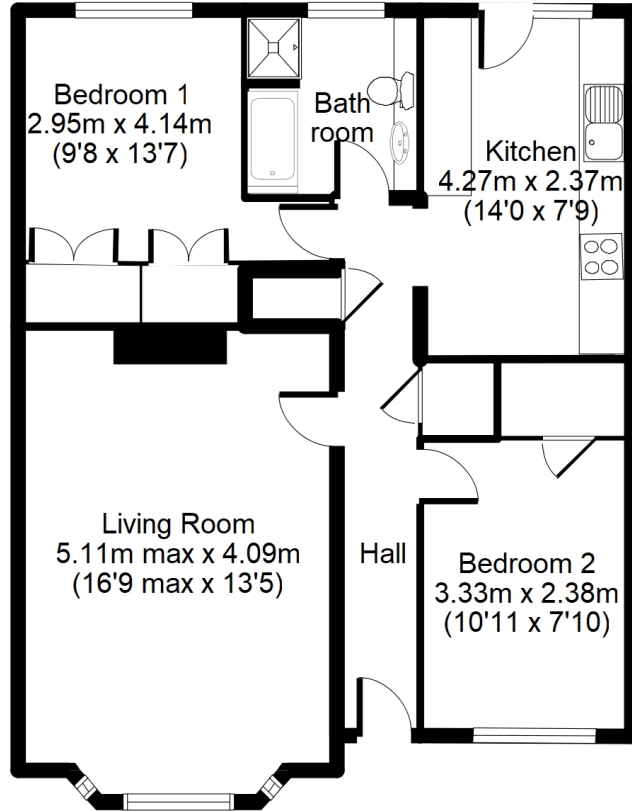
VIDEO TOUR AVAILABLE Jigsaw Hampshire are delighted to present to the market, this well presented, ground floor maisonette situated within walking distance to both Fleet mainline train station and Fleet town centre. The location also offers excellent car transport links with the M3 only a short distance from the property.

Accommodation comprises; a spacious entrance hall with two storage cupboards, a double aspect and spacious living room, a well presented kitchen/breakfast room with direct access to a secluded, communal garden, a four piece bathroom and two bedrooms with fitted cupboards. Outside there are communal gardens and to the front and rear of the property, a garage in a nearby block and unallocated residents parking. In our opinion, this property would be ideal for first time buyers, someone looking to downsize or investment buyers.

Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed



- NO ONWARD CHAIN
- WALKING DISTANCE OF TOWN CENTRE
- GROUND FLOOR MAISONETTE
- GARAGE IN BLOCK
- GAS CENTRAL HEATING
- WALKING DISTANCE OF FLEET STATION
- TWO BEDROOMS
- DIRECT ACCESS TO COMMUNAL GARDEN
- APPROX 941 YEARS REMAINING ON LEASE
- COUNCIL TAX BAND = C



Approx. Total Floor Area:
70.6 Sq M = 760.1 Sq Ft

Floorplan is for illustration purposes only.
All measurements are approximate and should be verified.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	75	78
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	