



This one bedroom ground floor retirement apartment is offered to the market with no onward chain and is presented in excellent order, having recently been re-decorated by the current owner. Centrally situated, the property is ideally located for all the amenities Fleet town has to offer.

There is an 18ft. living room with a door to the exterior and double doors leading into the fitted kitchen which has a selection of built in

appliances. The bedroom has fitted wardrobes and there is a shower room plus a storage cupboard in the hallway.

The development benefits from communal parking and attractive, well maintained communal grounds. Facilities include: emergency alarm system, lift, manager, residents lounge and kitchen, laundry room and guest suite.

Fleet town centre has extensive shopping and leisure facilities, doctors, dentists and churches of various denominations.

Fleet mainline railway station is close by and offers services to London Waterloo from 43 minutes whilst Junction 4a of the M3 motorway is a short drive away. The historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are easily accessible.



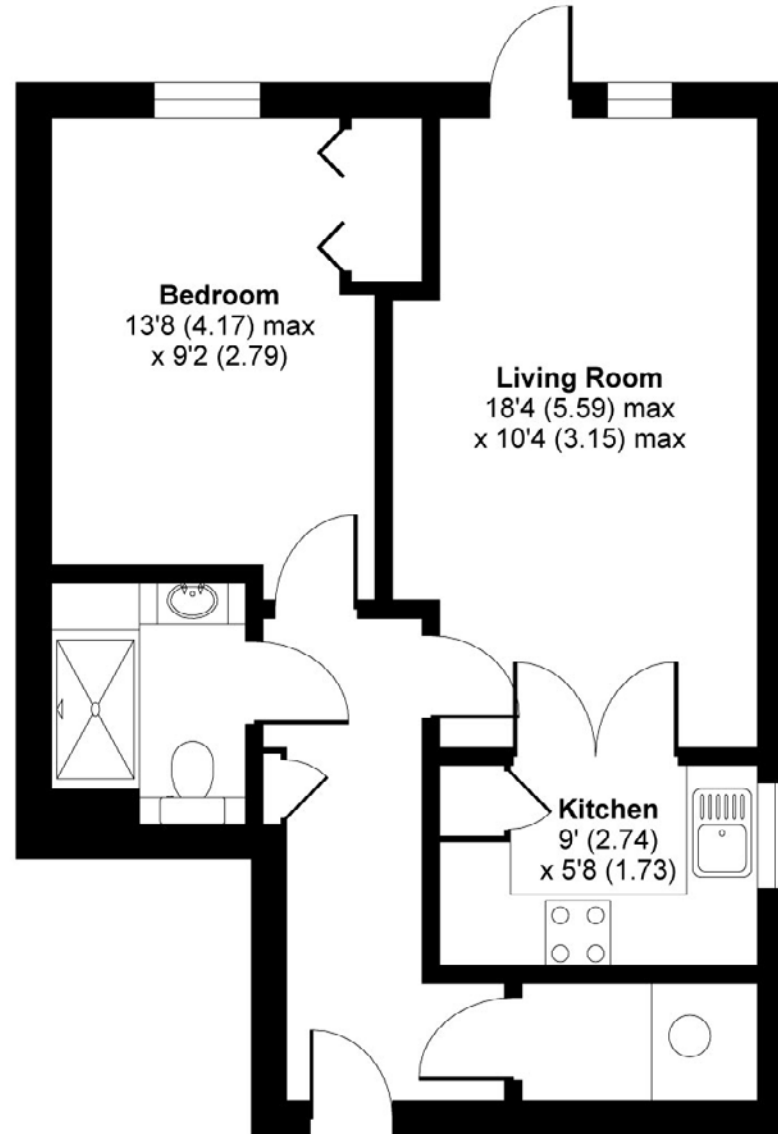






Clarence Road, Fleet, GU51

APPROX. GROSS INTERNAL FLOOR AREA 504 SQ FT 46.8 SQ METRES



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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. 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.

Fixture and Fittings:

All items of fixture and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Service Charge: £2,483.86 per annum

Ground Rent: £385.00 per annum

Length of Lease: 110 years remaining

Directions: Postcode - GU51 3ER

Please contact McCarthy Holden for detailed directions

Viewing:

Telephone: 01252 620640
Email: fleet@mccarthyholden.co.uk

Services:

Mains electricity, water and drainage

EPC Rating - C (79)

Local Authority:

Hart District Council
Tel: 01252 622122
Council Tax Band - C

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