

Sayers House, Fleet Two Bedroom First Floor Apartment



Sayers House, Fleet, Hampshire, GU52 8BL

The Property

Situated within the sought after development of Crookham Park, this two bedroom first floor apartment is offered to the market in excellent condition throughout. Benefits to this property include a balcony, two bathrooms, a spacious kitchen/living/dining area and allocated parking. This property would make an ideal investment opportunity or a perfect property for a first-time buyer.

Accommodation

Accommodation comprises of a front door which opens into a spacious hallway, offering ample storage and leading through to a bright, open plan living/dining/kitchen area. The living space features French doors that open onto a spacious enclosed balcony. The modern kitchen is equipped with a range of fully integrated appliances, including and oven, hob, dishwasher, washing machine and fridge/freezer. It also provides plenty of cupboard space and room for additional appliances.

There are two well-proportioned bedrooms, the main bedroom benefits from an en-suite shower room. The accommodation is finished with the main bathroom which includes a bath with overhead shower.

Outside

The property offers one allocated parking space to the rear of the property and ample visitors parking spaces. Sayers House also has a communal secure bike store and a bin store.

Additional Information

Lease - 114 years.

Ground rent is £250 P/A

Service charge is approximately £1,244.28 P/A. (TBC)

Tax band C and local council is Hart.

Location

Crookham Park benefits from an abundance of countryside including the **SANGS** land. Furthermore, the home is within easy walking distance to shops and schools.

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.















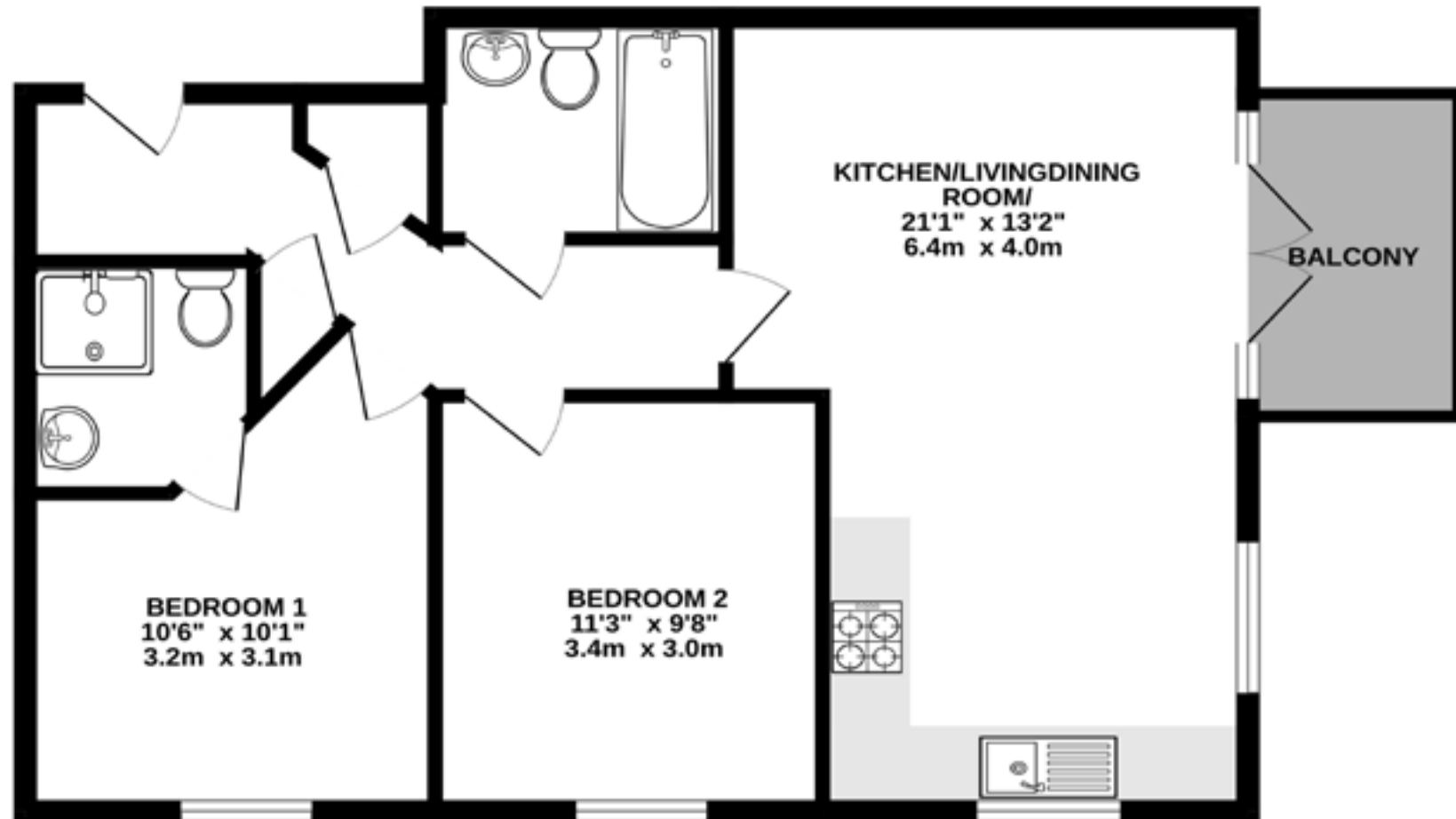








FIRST FLOOR
587 sq.ft. (54.5 sq.m.) approx.



Places of interest

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



Fleet Pond



Rail Line/Fleet Pond



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).

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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
Drainage - Mains
Gas – Mains
Electric – Mains
Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs
EPC - B (87)
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/>

Directions - Postcode GU52 8BL

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 C

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