



Cranbrook Court, Fleet, Hampshire, GU51 4QA

The Property

Situated close to Fleet mainline railway station and Fleet town centre is this spacious two bedroom ground floor maisonette in need of modernisation and is offered to the market with no onward chain.

Fleet has excellent commuter links by bo rail and road. There are regular trains to London Waterloo taking around 43 minu and the town is located off Junction 4a of the M3 motorway which links to the M25

Accommodation

Accommodation includes entrance hallway with airing cupboard plus a further storage cupboard. A 16 ft. front aspect living room with bay window, kitchen with a courtesy door leading to the communal gardens, two spacious bedrooms and a family bathroom.

Outside

Externally the maisonette benefits from a garage in a block and permit holders parking.

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

Additional Information

Council Tax - C

Length of Lease- TBC

Service Charge - TBC





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Places of interest

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



Fleet Pond



Basingstoke Canal



Rail Line/Fleet Pond



Mainline Railway Station



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).

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. Land estimate is a guide and it has not been possible to quantify accurately.

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 - TBC

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.

<u>uk/</u>

Directions - Postcode GU51 4QA

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



www.mccarthyholden.co.uk