

Lorica House, Minley Road, Fleet
Two Bedroom Top Floor Apartment



Lorica House, Minley Road, Fleet, Hampshire, GU51 2AE

The Property

An extremely well presented two-bedroom top floor apartment within a modern block which is located close to Fleet mainline railway station and Fleet town centre.

Accommodation

Approached by either lift or stairs, the accommodation comprises, hallway, reception room/kitchen, two bedrooms, en-suite and family bathroom.

The attractive reception room has a bay window, seating and dining area and kitchen which is fitted with a selection of floor and wall mounted units plus a range of integrated appliances including oven, hob, extractor, fridge/freezer and dishwasher.

There is a cupboard in the hallway which currently houses a washing machine and tumble dryer.

There are two double bedrooms with the main bedroom benefiting from an en-suite shower room.

The family bathroom has a shower over the bath, part tiled walls and a chrome ladder style radiator.

Outside

Two parking spaces are allocated to the property and there is also visitors parking available.

Additional Information

Service Charge is currently £1000 per annum.
Ground Rent is £200 per annum
There are 121 years remaining on the lease.

Location

Fleet mainline railway station is close by and offers regular trains to London Waterloo taking around 43 minutes whilst Junction 4a of the M3 Motorway which links to the M25 is within easy access.

Fleet town centre offers comprehensive shopping and leisure facilities, a good selection of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and health care services.









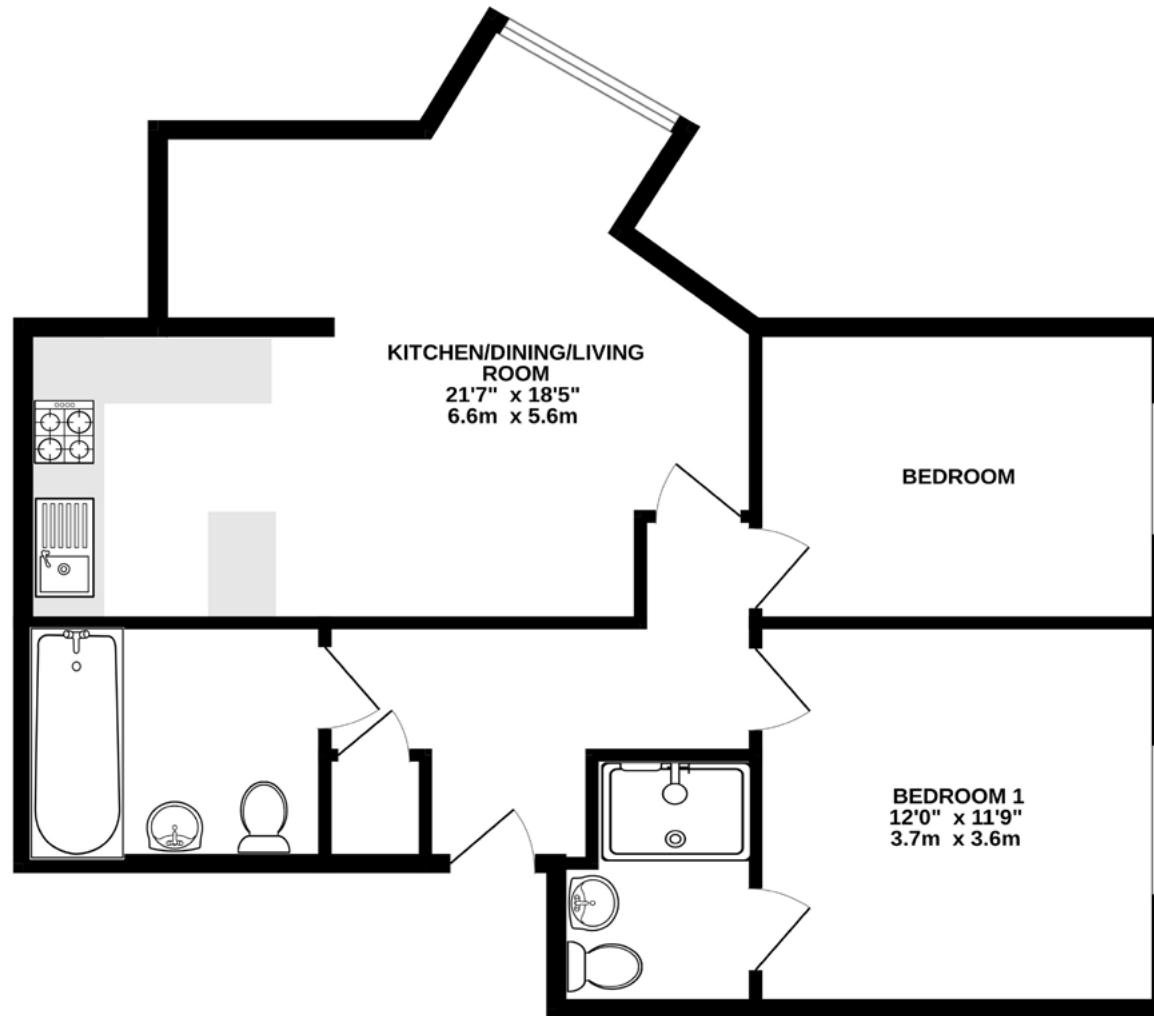








SECOND FLOOR



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 error, 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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Places of interest

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



Fleet Pond



Basingstoke Canal



Fleet 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).

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.

Directions - Postcode GU51 2AE Please contact McCarthy Holden for detailed directions

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

Viewing

Telephone sole agents
McCarthy Holden: 01252 620640

Services

Mains electricity, water and drainage.
Gas Central Heating
EPC Rating - D (83)

Local Authority

[Hart District Council](#)
[Council Tax Band - B](#)

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