

# Argyll Court, Clarence Road Generous One Bedroom Ground Floor Apartment



# 11 Argyll Court, Clarence Road, Fleet, Hampshire, GU51 3SH

## The Property

A well-presented ground floor retirement property offered to the market with no onward chain and situated close to Fleet town centre amenities. This property benefits from a patio area which can be accessed via the living room.

## Accommodation

There is a generous living/dining room with fireplace housing electric fire and double doors giving access to the kitchen with a range of units, integrated oven, hob and extractor. The double bedroom is also a good size and has a comprehensive range of fitted wardrobes. The shower room is fitted with a shower cubicle, wc and wash hand basin. Further benefits of the property include Economy 7 heating, UPVC glazing and emergency alarm system.

## Communal Amenities

There are communal facilities including communal parking and attractive, well maintained communal grounds, manager, residents lounge and kitchen, laundry room and guest suite.

## Additional Information

Service Charge is currently £3018.43 per year

Ground Rent is £389 per year

Length of Lease - 98 approx. years remaining

Council Tax is Band C - Hart District Council

## Location

The property is ideally located for Fleet town centre with its extensive shopping and leisure facilities, coffee shops, restaurants, doctors surgeries, 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.









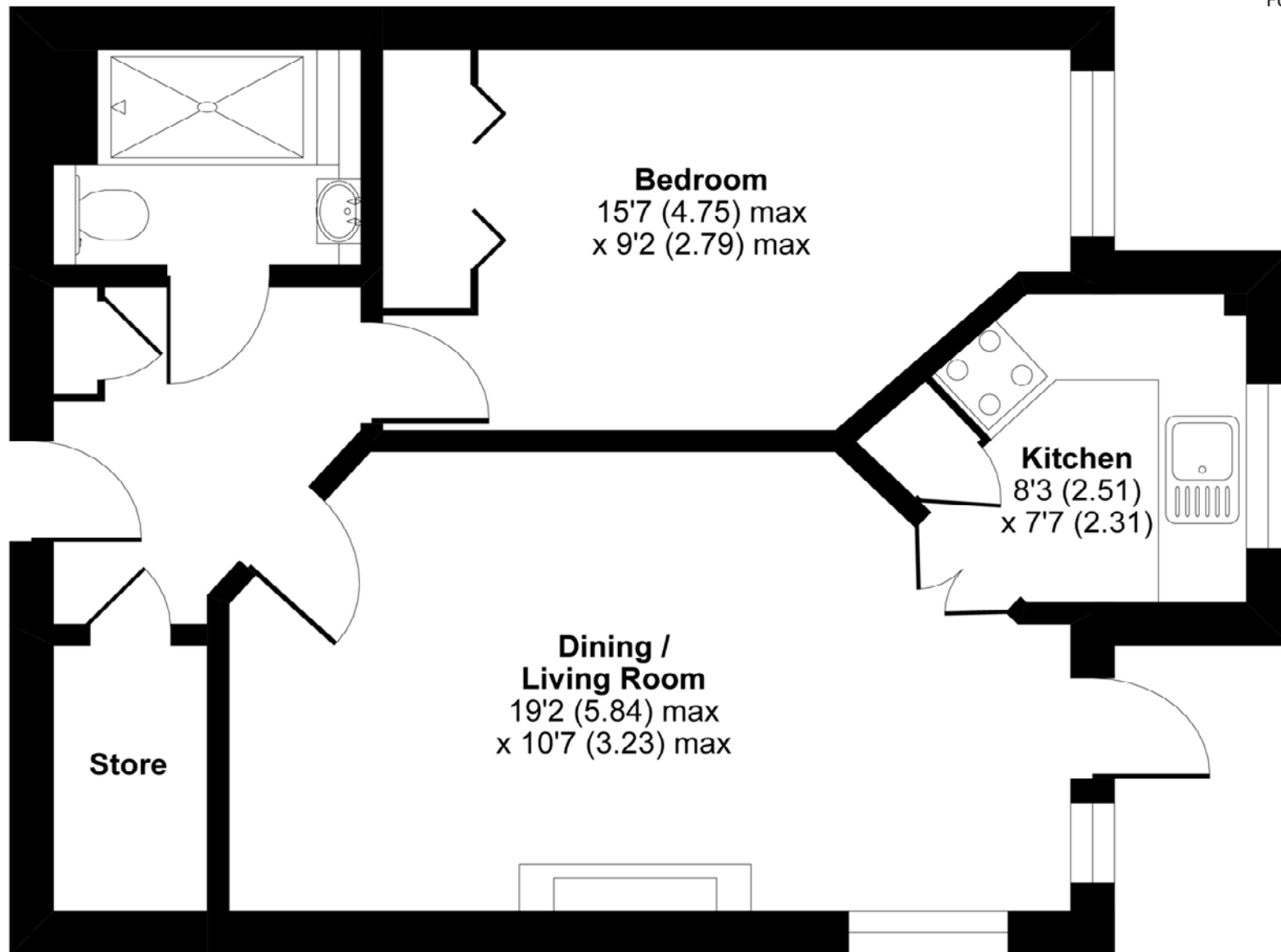












**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for McCarthy Holden. REF: 690023

# Places of interest

This centrally located retirement apartment is ideally situated for the amenities in and around Fleet, several of which 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 3SH. 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. The developer reserves the right to change the specification at any time during the build process without notice.

### Viewing

Telephone sole agents  
McCarthy Holden: 01252 620640

### Services

Mains electricity, water and drainage.  
Electric Heating  
EPC Rating - C (78)

### Local Authority

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

McCarthy  
Holden 

[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)