

Church Road, Fleet
Three Bedroom Apartment



Church Road, Fleet, GU51 4NA

The Property

A rarely available, stunning, and well positioned ground floor apartment offering spacious accommodation situated in the desirable Blue Triangle, within easy access of Fleet town centre and mainline train station.

The Accommodation

The accommodation comprises 3 bedrooms, 2 bathrooms, kitchen, and a spacious living/dining room with double doors opening on to the stunning communal gardens. This apartment also benefits from allocated parking and a garage.

Outside

The communal gardens that wrap around the property are very well maintained. There is an expanse of lawn, beautifully laid flowerbeds and a mix of mature trees.

Additional Information

Service Charge is currently £2521.00 per annum.

Ground Rent is currently £250 per annum.

Lease Expires in 2124 (125 years from 1999)

Location

The Blue Triangle, a highly desirable area, is located minutes from Fleet town centre. 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, schools for all age groups, churches of various denominations and multiple health care services.

Towns such as Basingstoke, Guildford and Reading are all within 20 miles whilst the historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are a short drive away. Heathrow Airport is about 28 miles and Farnborough Airport is about 5 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 5 miles).















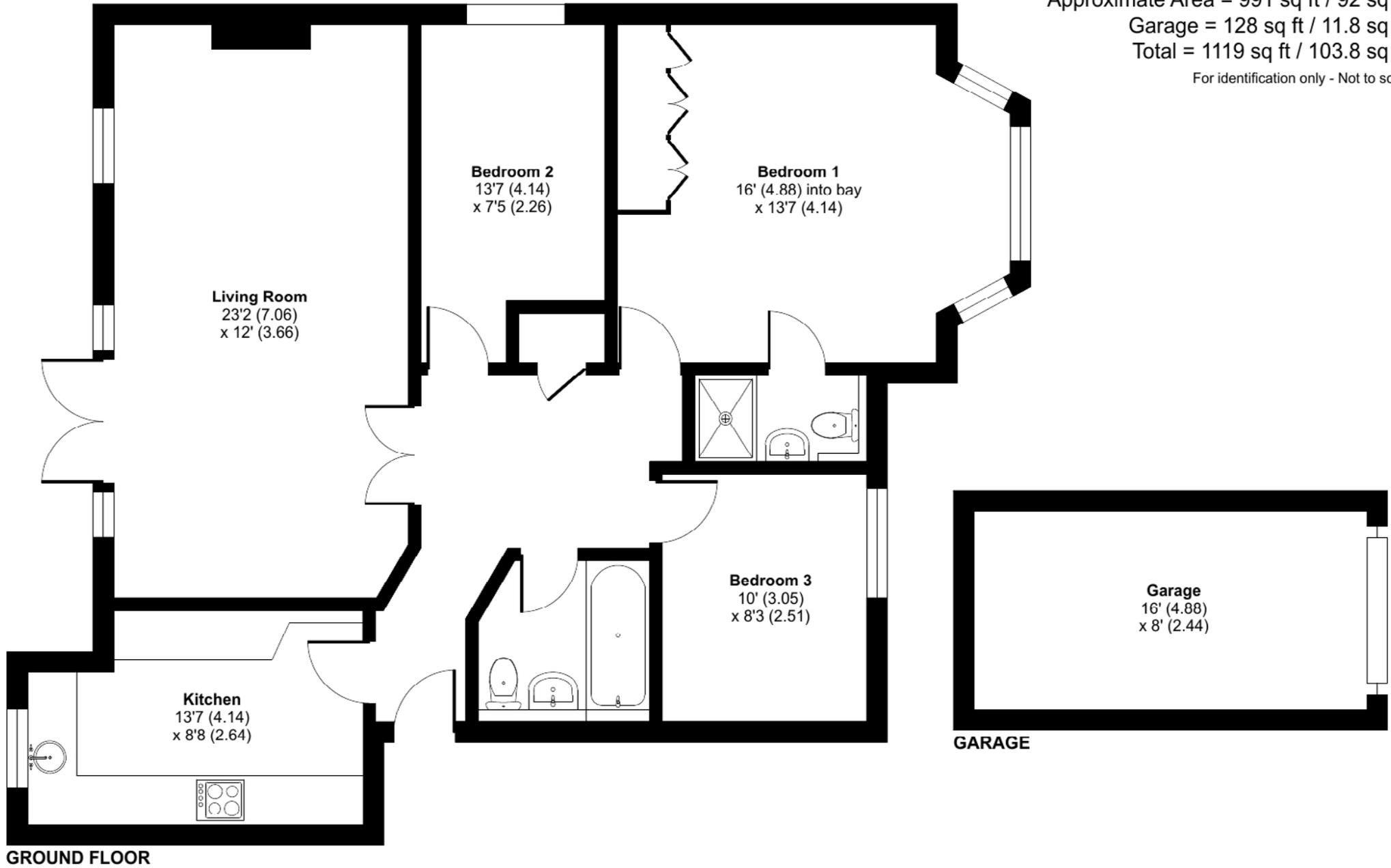
Greenwood Manor, Church Road, Fleet, GU51

Approximate Area = 991 sq ft / 92 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 1119 sq ft / 103.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for McCarthy Holden. REF: 1111125







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 4NA. 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 Fire Heating
EPC Rating - C (77)

Local Authority

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

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