

Latimer House, Elvetham House
Two Bedroom First Floor Apartment



Flat 7, Latimer House, Marrow Meade, Fleet, GU51 1JL

The Property

This two bedroom apartment is located on the ever popular Elvetham Heath development and benefits from a garage. It is a ideal first time buy or investment purchase

Accommodation

The light and airy living/dining room is spacious and accessed via the hallway. The kitchen is fitted with a range of eye and base level units and includes oven, hob, extractor fan, fridge, freezer and dishwasher.

Bedroom one is a good sized double room and benefits from fitted wardrobes. Bedroom two and the family bathroom can be accessed off the hallway.

Outside

The property also benefits from allocated parking and a garage.

Additional Information

Service Charge is currently £1510 per annum
Ground Rent is £75 per annum
There are 106 years remaining on the lease.

Location

Elvetham Heath is a development with a wealth of amenities including a supermarket, primary school, church and public house. Various activities and facilities are enjoyed by the local community including a football pitch, cycling and running clubs.

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.











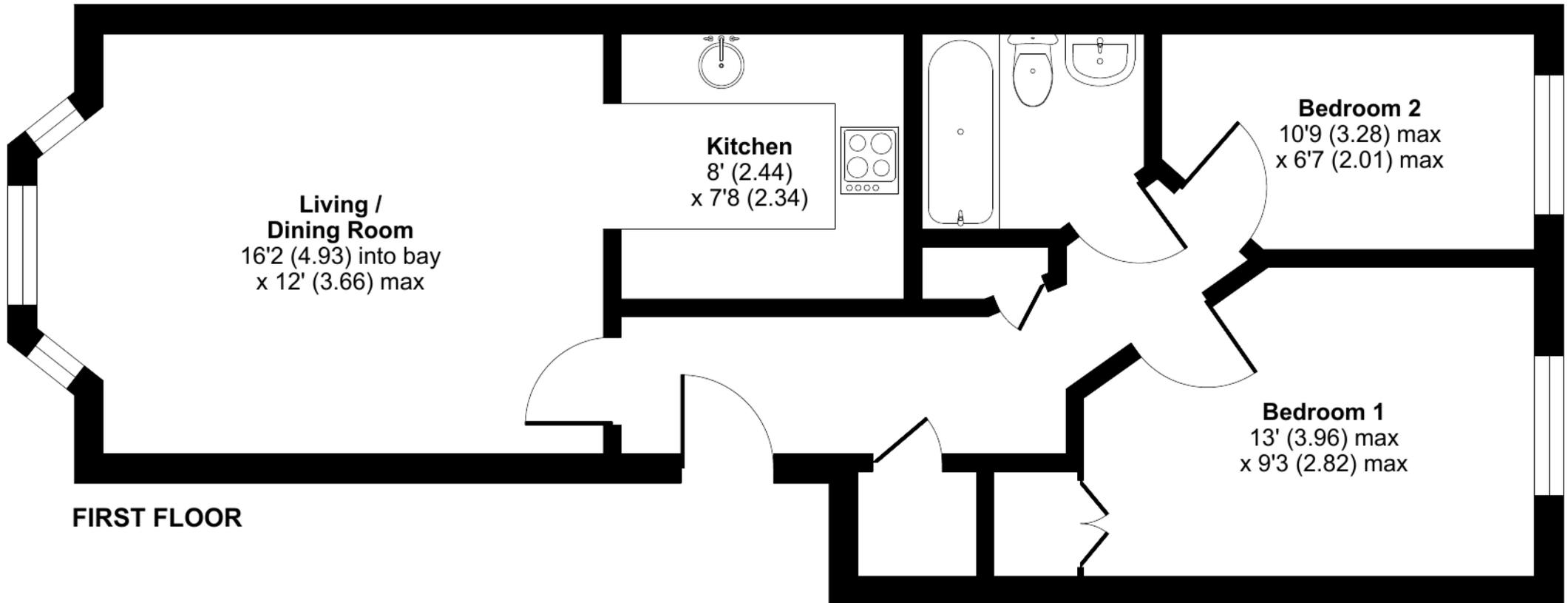




Marrow Meade, Fleet, GU51

Approximate Area = 575 sq ft / 53.4 sq m

For identification only - Not to scale



FIRST FLOOR

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 1HW. 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 - B (81)

Local Authority

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

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