

Russell Lodge, Branksomewood Road
One Bedroom Apartment



43 Russell Lodge, Branksomewood Road, Fleet, GU51 4JS

The Property

A one bedroom retirement apartment in a purpose built development located in Branksomewood Road which is a much sought after location in Fleet town centre close to shops and amenities and doctors surgery.

Accommodation

The apartment, which is located on the second floor, can be accessed via both stairs and a lift. The entrance hallway has a good size airing cupboard and doors to the living room, bedroom and shower room.

The living room is 17 ft. long with an electric fire and surround plus a door giving access to the kitchen. Fitted with a range of white floor and wall mounted units, the kitchen also includes oven, hob, extractor fan, fridge, freezer and washer/dryer.

The bedroom has fitted wardrobes whilst the shower room has a generous shower cubicle, fully tiled walls, wc, wash hand basin, vanity unit, heated towel rail and wall mounted cupboard.

The apartment is heated via a communal air source heat pump which is included in the service charge.

Further benefits of the development include a secure entry phone system, owners lounge and kitchen with regular social events and a guest suite. A 24 hour Careline support system for safety and security and a Lodge Manager who is available five days a week.

Outside

There are communal ground with seating areas, lawns and a selection of planting. There is also communal parking.

Additional Information

Service Charge is currently £3,038.00 per annum.
Ground Rent is £687.00 per annum.
There are 117 years remaining on the lease.

Location

The property is ideally located for Fleet town centre with its comprehensive range of shopping and leisure facilities, restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and health care services.

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.







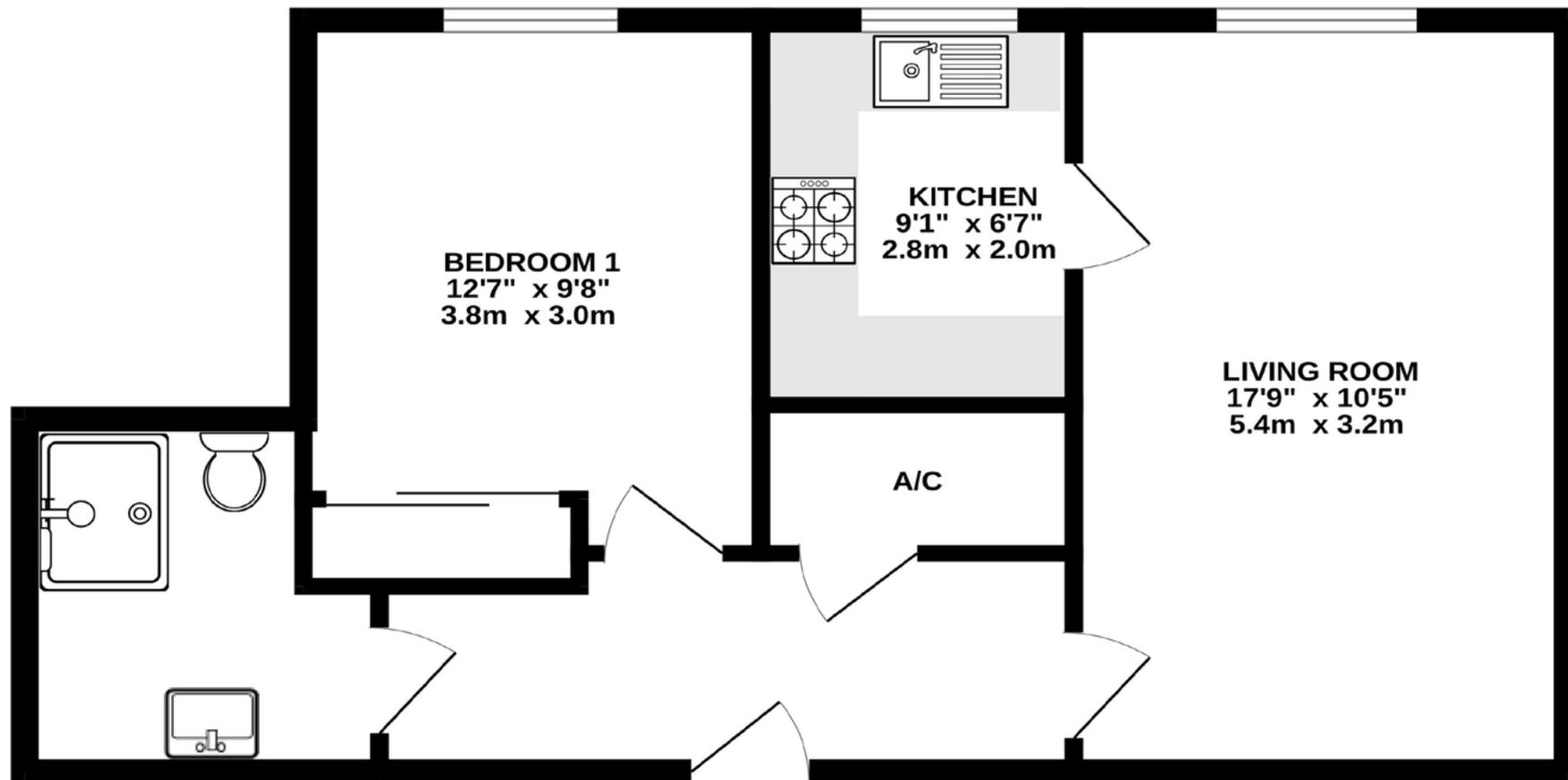












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.



Churchill
Retirement Living 
2015




Keep clear
Automatic door

ATTENTION




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 4JS 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.
Community Scheme Heating
EPC Rating - C (79)

Local Authority

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

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