

Ramsdell Road

Two Bedroom Ground Floor Apartment



5 Rotherwick House, Ramsdell Road, Fleet, Hampshire, GU51 1DA

The Property

This purpose built, two double bedroom ground floor apartment is located on the popular Elvetham Heath development close to local amenities and within easy access of Fleet town centre and Fleet mainline railway station.

Accommodation

The property boasts a light and airy double aspect living room with French style doors onto an enclosed terrace.

The kitchen is fitted with a range of wall and floor mounted white units, part tiled walls and integrated oven, hob and extractor plus fridge, freezer and dishwasher.

Bedroom one has a range of fitted wardrobes and en-suite shower facilities. There is also a second double bedroom and a bathroom fitted with a white suite including a shower over the bath.

Outside

The property further benefits from two allocated parking spaces.

Additional Information

Service Charge - £945.00 per annum

Ground Rent - £200.00 per annum

Length of Lease - Approximately 127 years remaining.

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, a good selection of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and health care services.











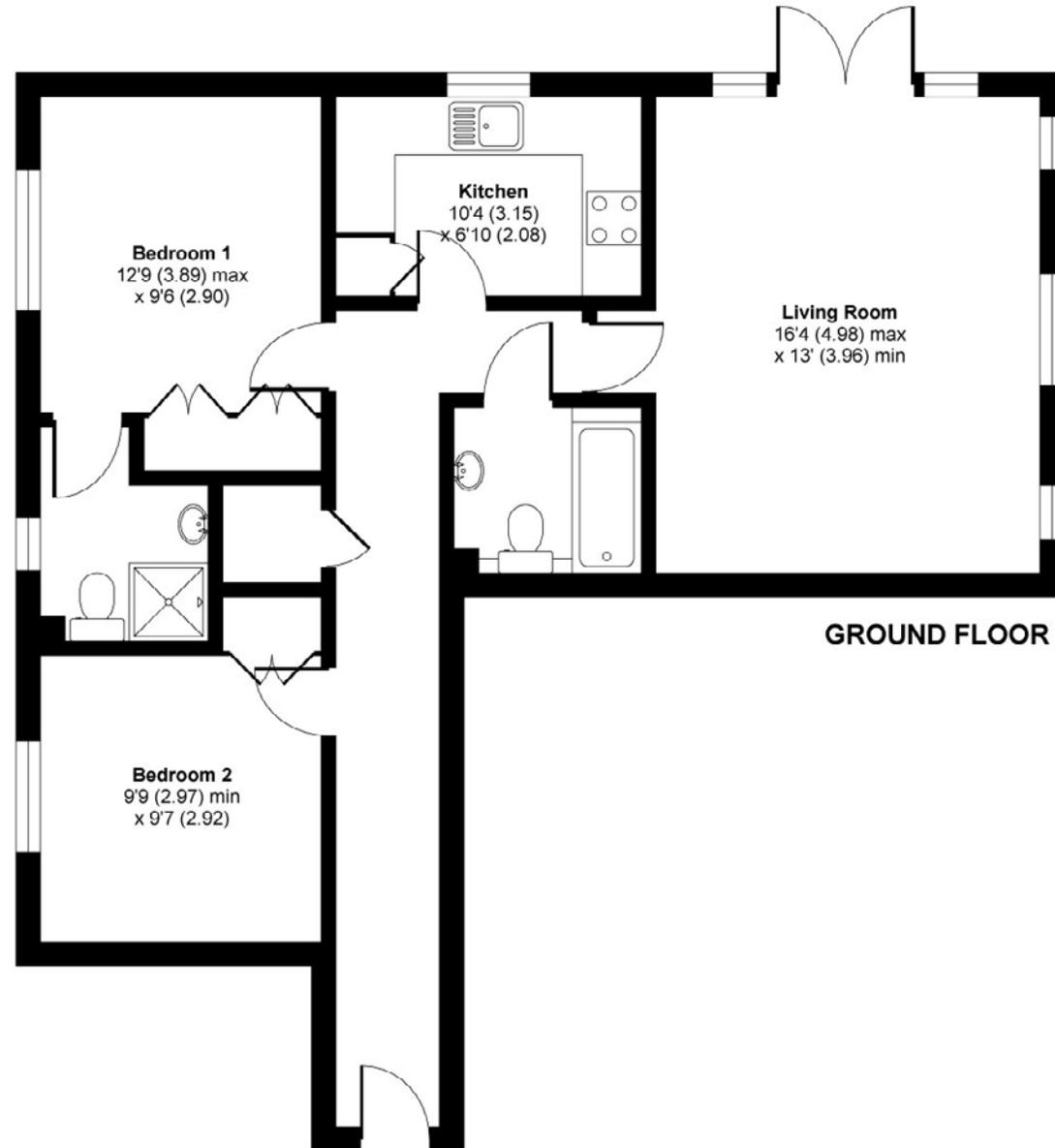






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APPROX. GROSS INTERNAL FLOOR AREA 746 SQ FT 69.3 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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).

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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 1DA. 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 - C (72)

Local Authority

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

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