

Victoria Road, Fleet

Two Bedroom Ground Floor Apartment



Osborne House, 8 Victoria Road, Fleet, GU51 4DN

The Property

This generously proportioned two bedroom ground floor apartment sits in a town centre location, close to a large range of amenities. The property is offered to the market with no onward chain.

Accommodation

All of the accommodation is accessed off the hallway which includes the living/dining room which has patio doors opening onto the garden, gas fire with surround and a large storage cupboard.

The kitchen is fitted with a large selection of floor and wall mounted units plus storage cupboard and integrated appliances including oven, hob, extractor fan, fridge, freezer and washing machine. There is also space for a breakfast table in the kitchen.

Bedroom one has fitted wardrobes and bedroom two benefits from a large bay window.

There is also a shower room with large shower, wc, and wash hand basin with vanity unit under.

Outside

There is one allocated parking space as well as visitors parking.

A particular feature of the apartment is the enclosed garden which is accessed off the living room. In addition, there is a communal outside space which is laid with lawn and shrubs.

Additional Information

Service Charge is currently £90.00 per month
There are 95 years remaining on the lease.
All four apartments own a share of the freehold.

Location

The property is within Fleet town centre which 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.

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.









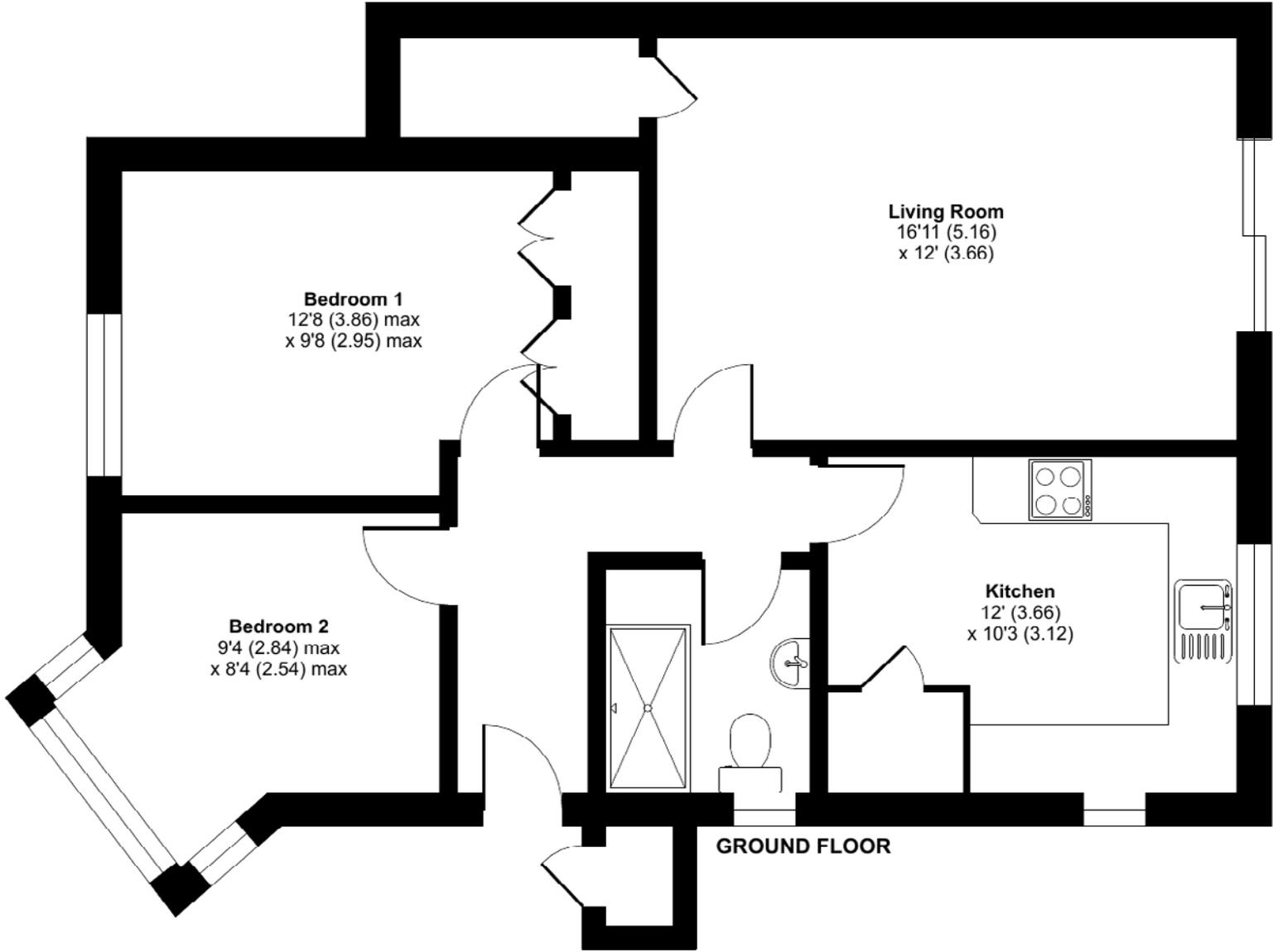




Osborne House, Victoria Road, Fleet, GU51

Approximate Area = 719 sq ft / 66.8 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). © nichecom 2023. Produced for McCarthy Holden. REF: 1069805



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 4DN. 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 - D (63)

Local Authority

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

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