

# New Barn Close, Fleet 1 Bedroom Apartment



# New Barn Close, Fleet, GU51 5HU

## The Property

A well presented one bedroom first floor apartment ideally suited for first time buyers or as an investment property.

## The Accommodation

The apartment has been refurbished to a high standard with neutral decor throughout. The dual aspect of the property means natural light floods in to all the rooms within the property, making it feel bright and airy.

The kitchen is fully functioning with appliances including an integrated dishwasher. There is an oven with electric hob and a free-standing fridge/freezer.

The bathroom is elegantly designed with modern fixtures and finishes, including a white wood-pannelled bathtub with over-head electric shower, offering the convenience of both options for bathing. There is a toilet, sink and vanity storage cupboard.

Both the living room and bedroom offer a good space for versatile and cosy living.

## Additional Information

Service Charge is currently £302.64 per annum.

Ground rent is currently £9 per annum

Council Tax is Band A

Lease length is 92 years

## Location

The property is located in a popular residential area of Calthorpe Park, close to the town centre and providing good access to Fleet station.

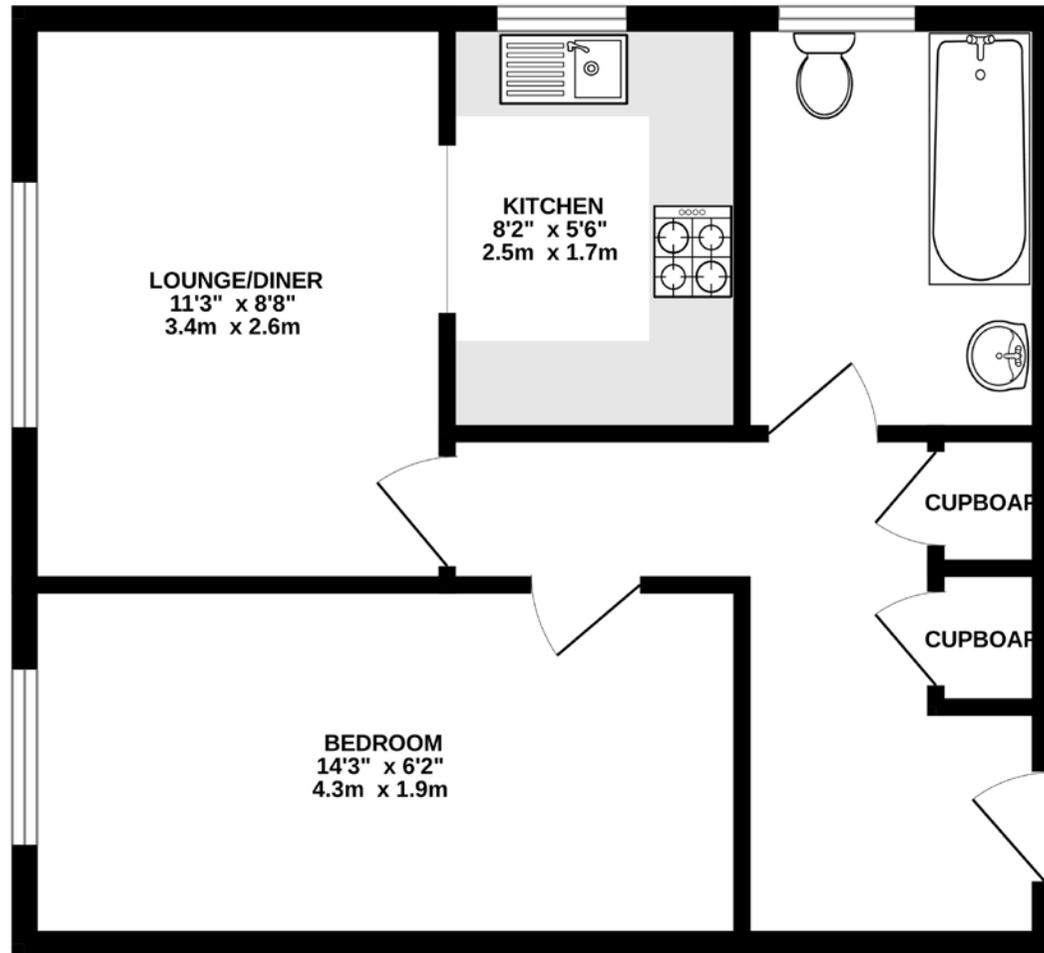
Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25. Fleet town centre offers comprehensive shopping and leisure facilities, schools for all age groups, churches of various denominations and various health care services.











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.

# 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 5HU. 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 (78)

### Local Authority

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

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