

Crondall Place  
One Bedroom Apartment



## Crondall Place, Church Road, Fleet, Hampshire, GU51 4NB

### The Property

This modern one bedroom ground floor apartment, which was constructed approximately five years ago, is an ideal first time/investment purchase being within a town centre setting and within easy access to Fleet mainline railway station.

### Accommodation

As you enter through the welcoming entrance hall, you are immediately greeted by an open-concept layout that seamlessly blends the living, dining and kitchen area. This space is flooded in natural light from the French patio doors, creating a bright and airy ambiance. The kitchen is efficiently designed with modern integrated appliances, sleek cabinetry, ample counter space and central island. The bedroom is warm, bright and of generous size, and benefits from built in wardrobes. The modern bathroom, which is neutrally decorated, includes a bath with a shower overhead, heated towel rail and chrome hardware.

### Outside

One of the highlights of this apartment is the private westerly facing terrace, accessible directly from the kitchen. With enough space for outdoor furniture and potted plants, the terrace becomes an extension of your living space and is a perfect spot for alfresco dining.

This apartment also benefits from secure allocated underground parking and a lift.

### Additional Information

Ground Rent is £300.00 per annum  
Service Charge is currently £1,500 per annum  
Length of Lease - 121 years remaining  
Council Tax Band C - Hart District Council

### Location

Fleet has excellent commuter links with trains to London Waterloo from 43 minutes via the mainline rail station and Junction 4a of the M3 motorway linking 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 various health care services.





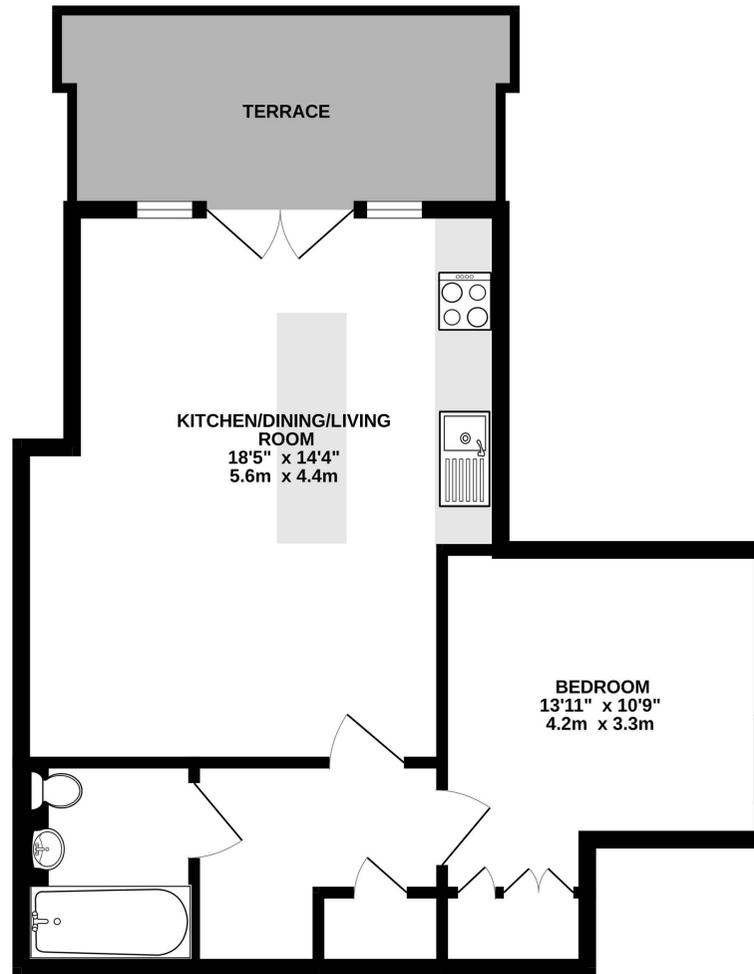








# GROUND FLOOR



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.  
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## Places of interest

This apartment is ideally placed for all of the amenities and services of Fleet town Centre.

A selection of photographs showing various locations around Fleet are shown below.



Fleet Pond



Basingstoke Canal



Fleet Mainline Railway Station



Woods Backing onto Fleet Pond



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 4NB- 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. The developer reserves the right to change the specification at any time during the build process without notice.

### Viewing

Telephone sole agents  
McCarthy Holden: 01252 620640

### Services

Mains electricity, water and drainage.  
Electric Heating  
EPC Rating B (85)

### Local Authority

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

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