

Windsor Court
Three bedroom apartment



14 Windsor Court, Fleet, Hampshire, GU51 3BD

The Property

Situated within close proximity of Fleet town centre and Fleet mainline railway station, this three-bedroom ground floor apartment is offered to the market with no onward chain. Benefits to this property include kitchen, bathroom, garage in a block and an ideal investment opportunity or a perfect property for a first-time buyer.

Accommodation

The property is approached via a communal entrance leading to the apartment. The hallway opens into the first bedroom with the three bedrooms overlooking the rear communal gardens. The main bedroom benefits from built in wardrobes. The light and airy living room is 15 ft long with a front aspect window and a door giving access to the front aspect kitchen which is fitted with a range of eye and base level units.

The accommodation is finished with the bathroom which is fitted with W/C, wash hand basin and bath with shower overhead.

Outside

The property benefits from communal grounds and a garage in a block as well as shared parking.

Location

Windsor Court is a short distance from Fleet Town Centre, the Hart Leisure Centre, and Fleet Railway Station (taking you into London Waterloo within 45-60mins). There are several schools within close proximity, including Fleet Infant School, Velmead Junior School, Heatherside Infant and Junior School, and Courtmoor Secondary School.

Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo 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.

Local council is Hart, and the tax band is C. Lease – 164 years.

Service charge- £1,440 P/A.

Ground rent is peppercorn.







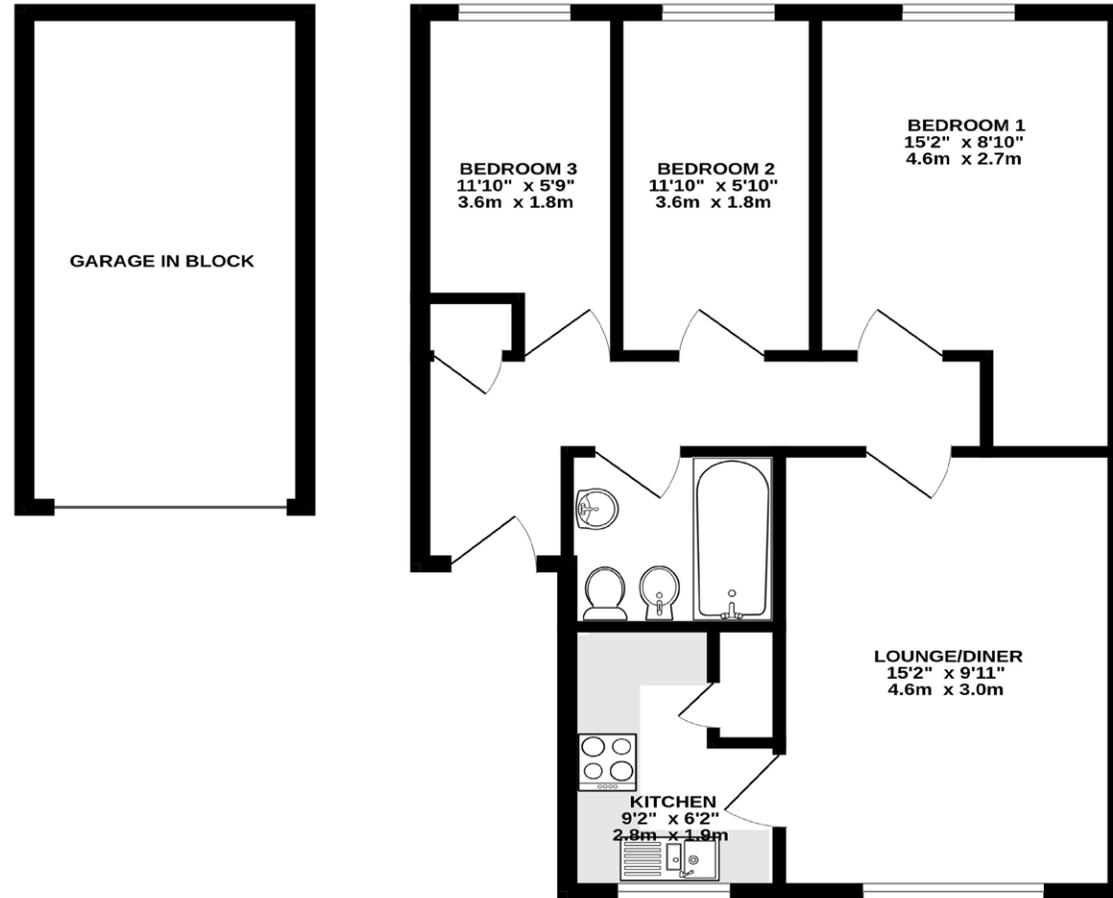








GROUND FLOOR



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

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



Fleet Pond



Farnborough Airport



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 3BD. 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.
Electric Heating
EPC Rating - D 57

Local Authority

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

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