

Church Road One Bedroom Second Floor Apartment



14 Bridge House, Church Road, Fleet, Hampshire, GU51 4PA

The Property

Centrally located in Fleet town centre, this one bedroom second floor apartment is offered to the market in excellent decorative order and with no onward chain. It is ideal as a first time or investment purchase.

Accommodation

The apartment is in a building that was converted into residential accommodation in 2019 and offers modern living with an open plan living/ dining/kitchen. There are two windows in the living area making it light and airy and the kitchen has been fitted with a range of white units and appliances including oven, hob, extractor, fridge, freezer, dishwasher and washer/dryer. There is a double bedroom and a well appointed shower room with a large shower cubicle and vanity unit with concealed cistern and wash hand basin. The property further benefits from electric heating.

Outside

There is one parking space allocated to the property.

Additional Information

Service charge is currently £1,000.00 per annum
Ground rent is £175.00 per annum
There are 146 years remaining on the lease

Location

Situated in the heart of Fleet, the property is within easy access of all of the town's amenities including comprehensive shopping and leisure facilities, restaurants, bars and coffee shops and various health care services.

It is also an ideal location for the commuter with the benefit of the M3 motorway and Fleet mainline railway station being close by from which there are regular services to London Waterloo from 43 minutes.





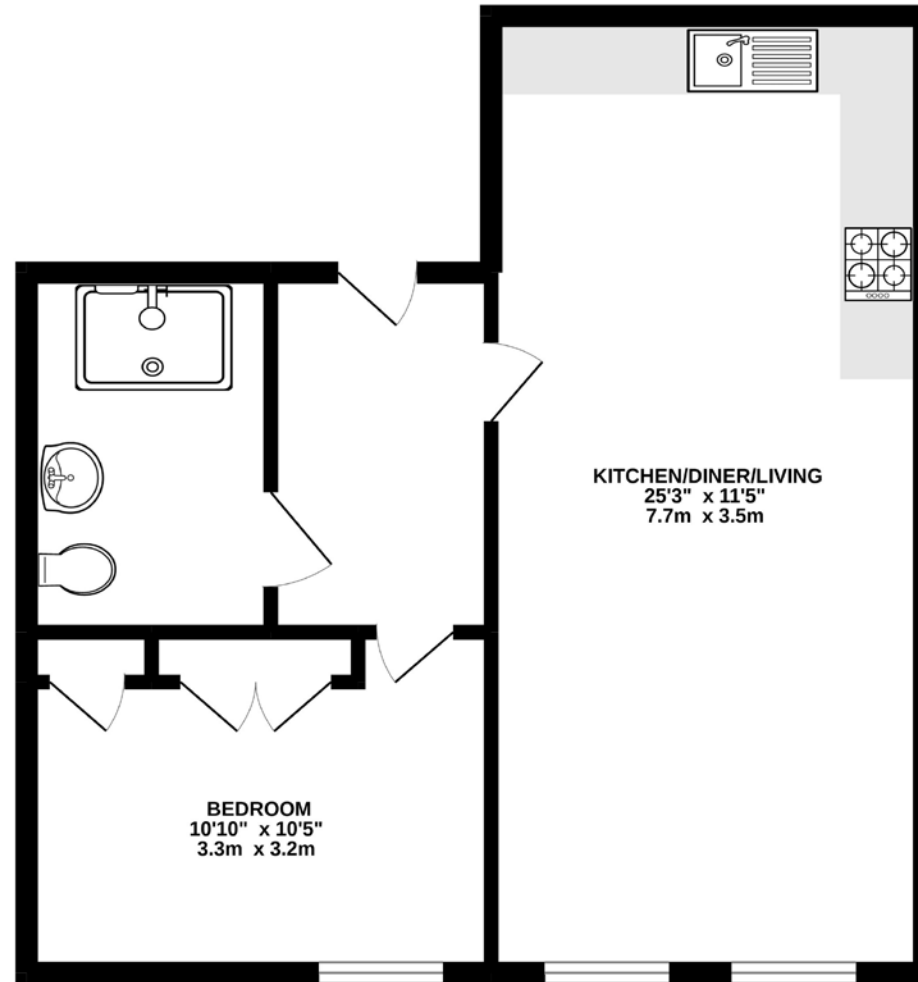








SECOND FLOOR



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 is made as to their availability or effectiveness.

Places of interest

Fleet offers a good selection of amenities including sports, leisure and shopping facilities, bars, shops and restaurants plus excellent commuter links via Fleet mainline railway station and the M3 motorway.

This property is ideally located for all of the above. A selection of photographs showing areas of 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 4AP. 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: 01256 704851

Services

Mains electricity, water and drainage.
Electric heating
EPC Rating D (59)

Local Authority

[Hart District Council](#)
[Council Tax - B](#)

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