

Russell Lodge, Branksomewood Road, Fleet One Bed Retirement Apartment



1 Russell Lodge, Branksomewood Road, Fleet, Hampshire, GU51 4JS

The Property

Situated within close proximity of Fleet High Street, shops and doctors' surgery, this one-bedroom ground retirement apartment built in 2017 is offered to the market with no onward chain. Benefits to this property include direct access to the communal gardens, a 23ft living/dining room, ample storage and located close to the owner's lounge.

Accommodation

You are greeted into the property through a spacious entrance hallway which offers a generous storage cupboard and direct access, to the 23ft living room which offers an electric fireplace and access to a patio area. The kitchen is accessed via the Lounge and offers a range of fully fitted integrated appliances including oven, induction hob, dishwasher, and additional appliance space. The bedroom offers fitted wardrobes and easy access to the shower room. Within the shower room you have a generous shower cubicle, WC and wash hand basin.

Outside

There are communal grounds with seating areas, lawns and a selection of planting. There is also communal parking.

Additional Information

Russell Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55. The apartment is heated via a communal air source heat pump which is included in the service charge.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Service Charge (Year ending 31st May 2025): £2,788.81 per annum.

Ground rent: £686.90 per annum. To be reviewed February 2029

Council Tax: Band C and the local council is Hart.

125 lease years commencing February 2015

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

Location

The property is ideally located for Fleet town centre with its comprehensive range of shopping and leisure facilities, 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.















Churchill
Retirement Living 
2015




Keep clear
Automatic door

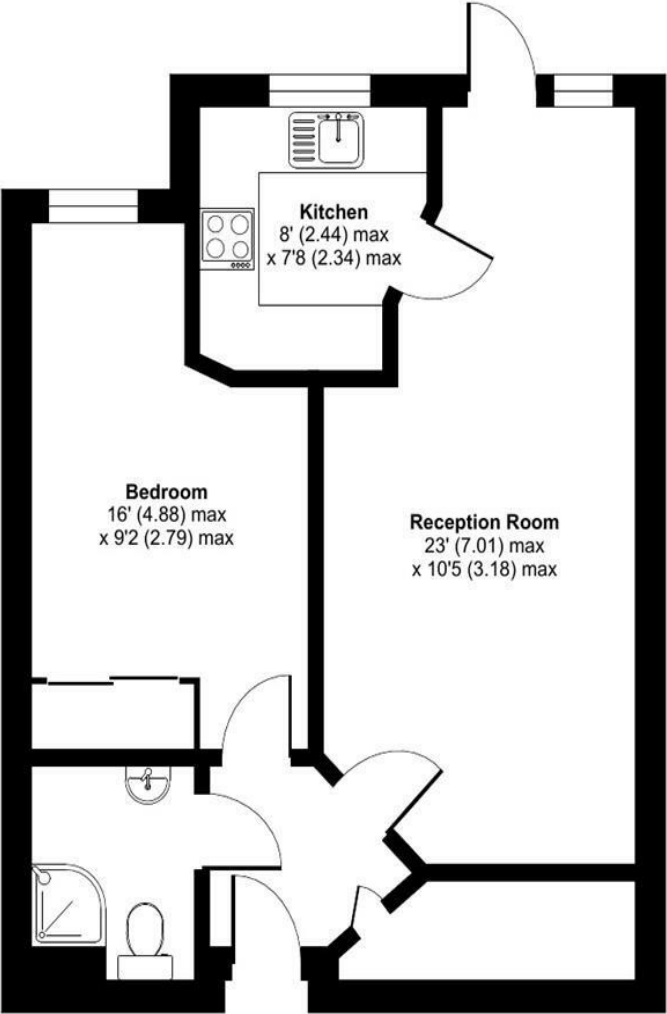
ATTENTION






Approximate Area = 519 sq ft / 48.2 sq m

For identification only - Not to scale



Places of interest

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



Basingstoke Canal



Fleet High Street



Fleet Train Station



Farnborough Airport

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.

Services & Material Information

Water – Communal
Gas – None
Electric – Mains
Sewage - Mains
Heating – Electric

Materials used in construction - Brick, Timber Framed, Tiled roofs
EPC - C (78)
Broadband Checker - <https://www.openreach.com/fibre-broadband>
Mobile Signal - Unknown, depends on carrier
To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>
Accessibility Accommodations - None

Directions - Postcode GU51 4JS. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing
Telephone sole agents
McCarthy Holden: 01252 620640

Local Authority
Hart District Council
Tax Band C

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