



Flat 8, Branksome Chambers

Branksomewood Road | Fleet | GU51 4JS

Asking Price £225,000 Leasehold

Waterford's W
Residential Sales & Lettings

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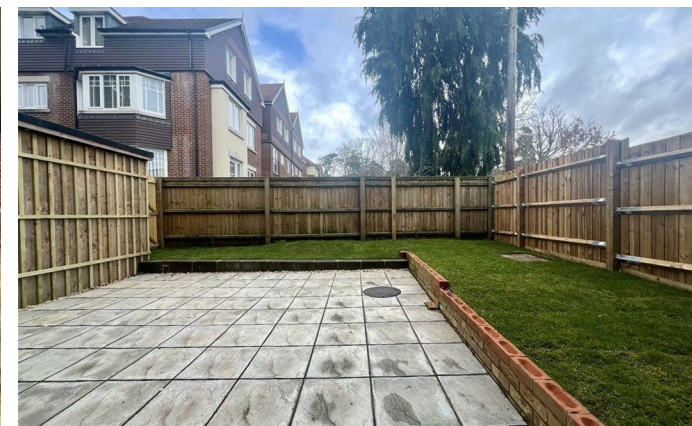
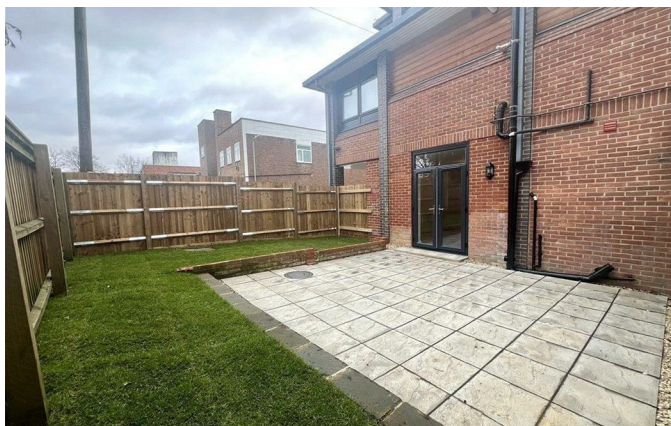
Stylish newly-converted 1-bedroom ground floor apartment with private garden, electric gated residents parking. Offered to the market with no onward chain.

- Ground Floor Apartment
- No Onward Chain
- 1 Double Bedroom
- Highstreet Location
- Private Garden
- 999 Year Lease
- Secure Gated Parking
- Council Tax Band: TBC

This recently converted development of 3 stunning ground floor apartments is situated in Fleet's Blue Triangle, offering easy access to Fleet town centre and mainline rail station.

The apartment comprises of an entrance hall, a spacious double bedroom with built in wardrobes, a large bathroom and a modern open plan kitchen and living area. The kitchen benefits from a range of integrated appliances including washing machine, fridge/freezer, combination oven and grill. A unique feature of this apartment is the addition of the large private garden which is accessed through the French doors in the living room.

Presented in excellent condition both inside and out, with a



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new lease of 999 years, no onward chain, and a potential yield of 6.13% makes this apartment ideal for first-time buyers and investors.

Waterfords are delighted to represent this lovely apartment, and viewings are highly recommended to truly appreciate the beauty of the home and surrounding areas.

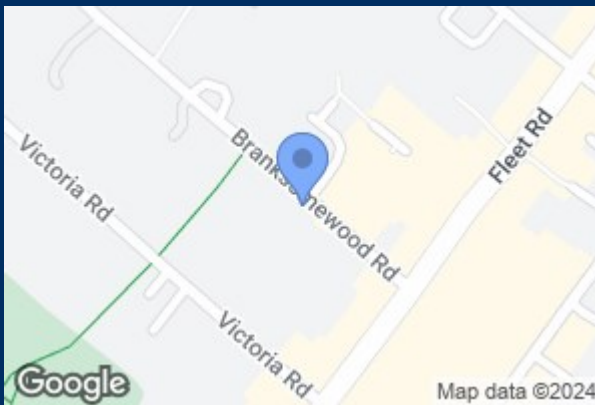
To the front there is a private courtyard leading to the front door. Externally there is secure parking with electric gates, with one allocated parking space per apartment and ample visitor bays. The communal area also includes a cycle storage area on the ground floor.

Situated at the entrance to Branksomewood Road in Fleet's Blue Triangle, this property is within walking distance to Fleet High Street and offers easy access to Fleet mainline rail station.

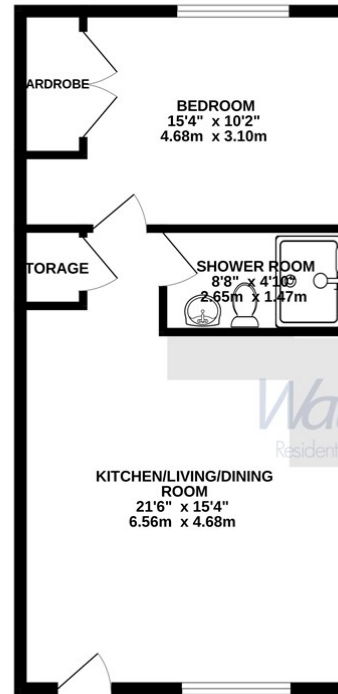
Fleet high street boasts an array of bars, restaurants and shops including the Hart Shopping Centre. Hart Leisure Centre is also an excellent feature of Fleet, offering a wide range of facilities and home to many local sports and clubs.

Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!

Are you wondering: how much is my house worth in Fleet? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.



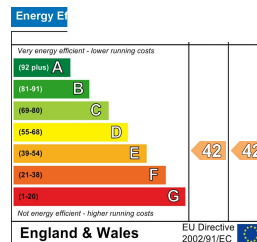
GROUND FLOOR
487 sq.ft. (45.3 sq.m.) approx.



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TOTAL FLOOR AREA : 487 sq.ft. (45.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprints 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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