



Branksomewood Road | | Fleet | GU51 4SW

Asking Price £349,950 Leasehold

*Waterford's* W  
Residential Sales & Lettings

Branksomewood Road |  
Fleet | GU51 4SW  
Asking Price £349,950

This luxury refurbished apartment located in the heart of Fleet Town Centre offers modern and comfortable living throughout for over 55's.

- Luxury Refurbished Apartment
- Two Bedrooms
- Allocated Parking
- Communal Gardens
- Council Tax Band D
- Over 55's Only
- High Specification
- Town Centre Location
- Internal Lift
- One-of-a-kind Ownership Opportunity

## Property Description

New to the market and currently under full refurbishment is this luxury two-bedroom apartment, situated in a sought-after location in the heart of Fleet town centre.

The apartment offers high specification throughout and comprises of a spacious entrance hall, a generous bedroom one with a second bedroom perfect for a study/dressing room/single bedroom, luxurious shower room, large living room, and newly fitted impressive kitchen, complete with integrated washing machine, dishwasher, fridge freezer, oven, microwave, all with a 3-year warranty, and brand-new boiler.

Further benefits include a secure entry system, lift access, with communal garden and living areas.



\*FURNITURE PACKAGE\* - potential for £4000.00 for built-in bespoke wardrobes to be included in the purchase price of the property



## Specification

Further specification details are below:

### Kitchen:

1. Newly fitted luxury kitchen
2. Integrated washing machine, dishwasher, oven, microwave and fridge freezer, all with 3 year warranties
3. Granite work surfaces

### Bathroom

1. Newly fitted shower room with chrome fittings
2. Maintenance free glass shower screen

### Throughout the property

1. Low-cost LED ceiling lights throughout
2. New luxury carpets and flooring
3. Newly refurbished throughout

External to the property there is an attractive communal garden which includes a seating area. As well as this, there is allocated parking for one car.

## Location

This luxury refurbished apartment located in the heart of Fleet Town Centre offering modern and comfortable living throughout for over 55's.

Ideally located within a short walk to the High Street, shops, restaurants, cafes, and Hart shopping centre. The train station is also just a short distance, offering links to London, Farnborough, and Basingstoke. Fleet has good road links with the M3.

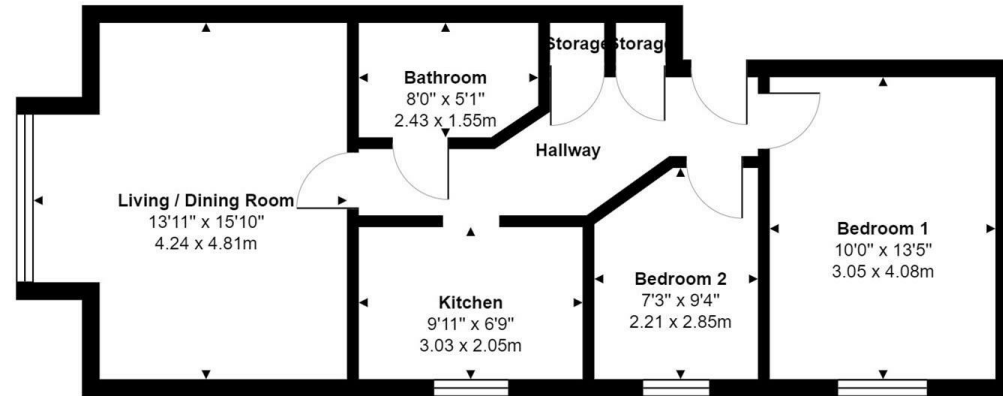
Waterfords are delighted to represent this first floor apartment, and viewings are highly recommended to truly appreciate the opportunity. Book your viewing today!

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.

## Disclaimer

The photos for this property are photos of another apartment in the building which was refurbished by the same developer. These are example photos as the apartment is in the process of being refurbished to the same standard, with the same finishes as what is displayed in these example photos.



Total Area: 614 ft² ... 57.1 m²

Branksome Walk Manor, Branksomewood Road, Fleet, GU51 4SW

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(91-91) <b>B</b>			
(69-80) <b>C</b>		77	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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