



Church Road | | Fleet | GU51 4NB

Asking Price £285,000 Leasehold

*Waterford's*  
Residential Sales & Lettings

Church Road |  
Fleet | GU51 4NB  
Asking Price £285,000

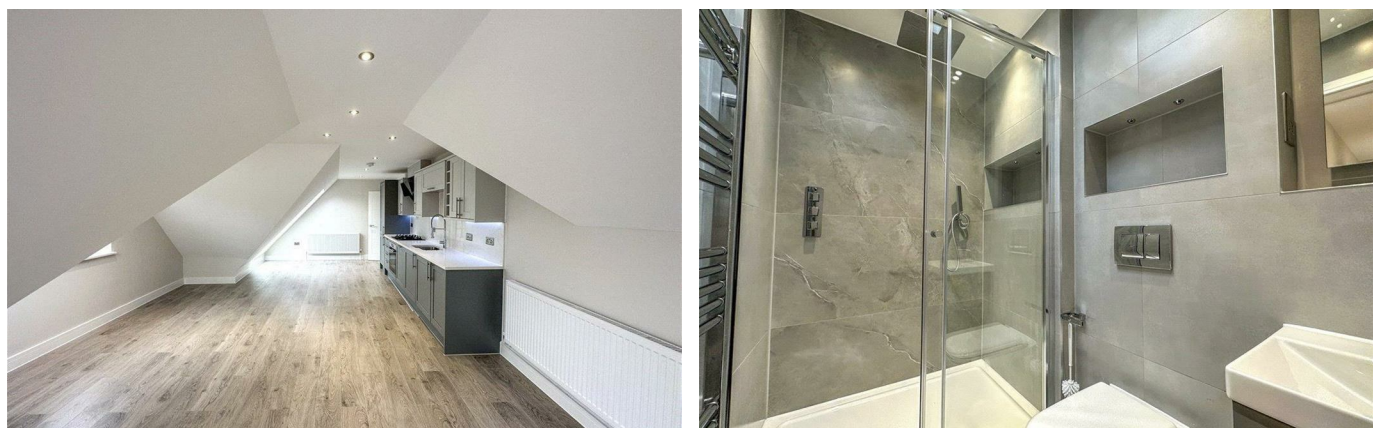
Perfect for first-time buyer or investors is this large 2-bedroom 2-bathroom penthouse apartment situated within walking distance of Fleet high street and comes with additional underground parking space.

- **LAST PLOT REMAINING**
- **Secure Underground Parking**
- **High Quality Finish**
- **Lift to Second Floor**
- **Central Town Location**
- **Balcony Windows**
- **999 Year Lease**
- **Council Tax Band: D**

Ideal for investors producing a high rental yield of 6.11% at the current asking price.

With an open-plan kitchen/living room layout, and everything to hand, there is no need to miss out on quality time together, or social occasions. The kitchen area is fully fitted with Bosch appliances, including oven, hob, microwave, fridge freezer, dishwasher and washing machine. The cabinetry is Benchmark True Handleless Design, with a Quartz white shimmer worktop.

To the right-hand side of this New Build property are two well-proportioned double bedrooms. The Principal Bedroom benefits from a spacious ensuite bathroom, whilst Bedroom 2 is serviced by a separate shower room with a toilet and sink. Both the ensuite servicing Bedroom 1 and the shower room servicing the apartment feature Porcelanosa tiles with a wall



LAST PLOT  
REMAINING!  
INVESTORS ONLY



hung vanity unit and LED mirror, as well as a chrome wall hung towel radiator.

Elegant Velux Cabrio Balcony windows create a welcoming, bright and airy environment, as well as Velux Flat Glass Rooflights to maximise on natural light.

The heating and hot water system is occupied by a Valliant system boiler, with Stallard radiators and a Gledhill platinum indirect unvented cylinder.

Two allocated parking spaces, including one in a secure underground car park under the block.

Crondall Place occupies a prime position in The Blue Triangle area of Fleet and just off the High Street, making this apartment ideally situated for the vibrant town centre with its extensive shopping and leisure facilities which features a Waitrose, Marks and Spencer Food, Sainsburys, an array independent retailers, restaurants and cafes.

Fleet mainline railway station is within easy reach and offers services to London Waterloo from 43 minutes whilst the M3 and M4 Motorways are both easily accessible from this location.

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!

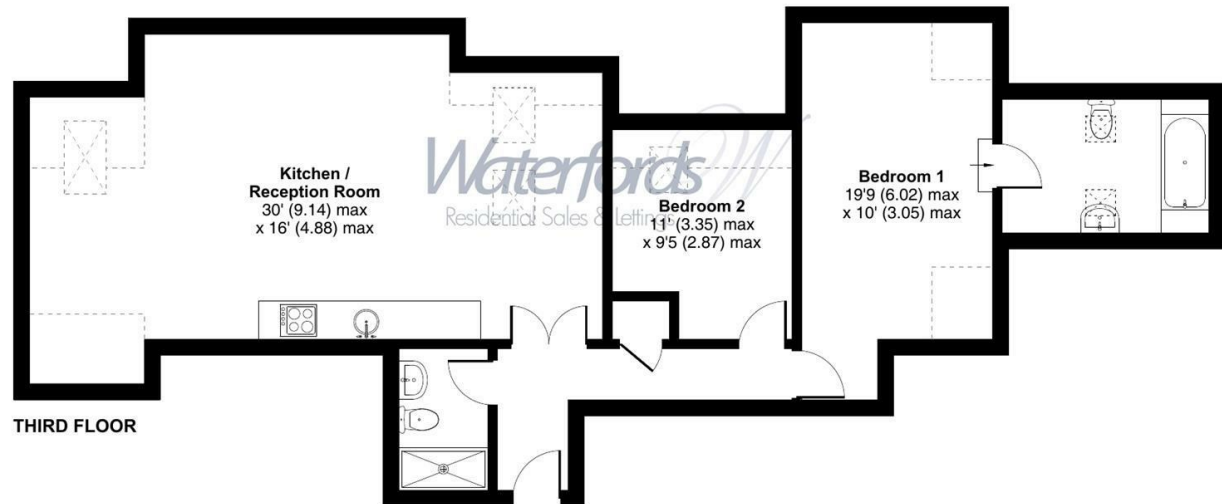
Are you wondering: how much is my house worth in Fleet? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your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



Denotes restricted head height

## Flat 14, Crondall Place, Church Road, Fleet, GU51

Approximate Area = 839 sq ft / 77.9 sq m  
 Limited Use Area(s) = 100 sq ft / 9.3 sq m  
 Total = 939 sq ft / 87.2 sq m  
 For identification only - Not to scale



THIRD FLOOR

**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Waterforwards. REF: 915580

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(11-11) <b>B</b>		82	82
(10-10) <b>C</b>			
(9-9) <b>D</b>			
(8-8) <b>E</b>			
(7-7) <b>F</b>			
(1-6) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

39 The Hart Centre  
 Fleet  
 Hampshire  
 GU51 3LA  
 01252 623333  
 fleet@waterforwards.co.uk