



# 8 Victoria Court

Albert Street | Fleet | GU51 3RN

Asking Price £199,950 Leasehold - Share of Freehold

*Waterford's* W  
Residential Sales & Lettings

# 8 Victoria Court

Albert Street |

Fleet | GU51 3RN

Asking Price £199,950

Offered to the market with no onward chain complications is this spacious 2-bedroom maisonette with potential to renovate and create a perfect first home or investment purchase.

- In Need of Modernisation
- No Onward Chain
- New Lease Extension In Process
- Town Center Location
- Garage and Parking
- Share of Freehold
- Communal Gardens
- Potential to Convert Loft STPP
- 15-Minute Walk to Fleet Station
- Council Tax Band: C

Offered to the market with no onward chain complications is the spacious 2-bedroom top floor maisonette. As you enter the property and walk up the stairs you are greeted by a spacious landing with a large storage cupboard, family bathroom and separate airing cupboard off to the left-hand side. The living room is located to the left with an opening leading through into the kitchen and to the rear of the property are bedrooms 1 & 2. This property is in need of modernisation but presents an excellent opportunity to renovate making an ideal first home or investment purchase. A key feature is the amount of loft storage that comes with this property, with space in the landing to build a further staircase a



AVAILABLE TO  
VIEW WITH  
WATERFORDS



convert the loft space into further living accommodation.

Outside the property benefits from a separate single garage ideal for storage or additional parking and communal gardens all located at the rear of the property.

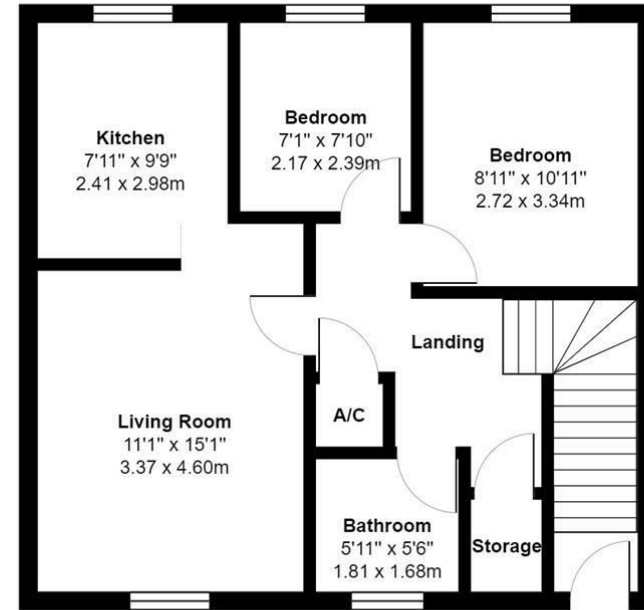
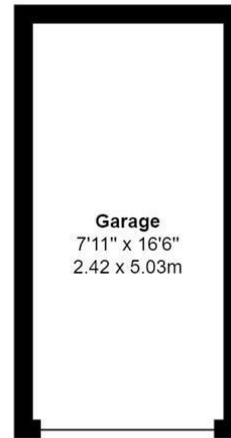
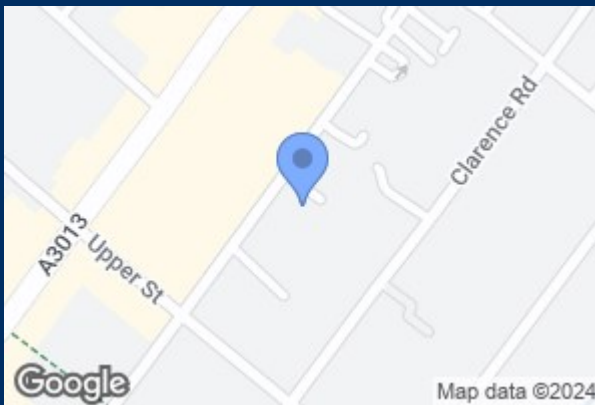
The owners of the property are currently in the process of extending the lease. New lease length TBC

Situated on Albert Street in Fleet's town center, this property is within walking distance to Fleet High Street and only a 15 minute walk to Fleet mainline rail station which can get you to London Waterloo in 45 minutes. 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.

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

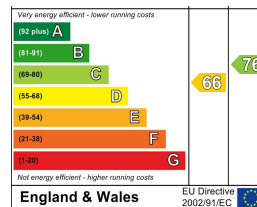
Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or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



Total Area: 722 ft<sup>2</sup> ... 67.1 m<sup>2</sup>

All measurements are approximate and for display purposes only



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