



3 Regent Court

Albert Street | | Fleet | GU51 3YA

Asking Price £195,000 Leasehold

Waterfords
Residential Sales & Lettings

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Asking Price £195,000

Offered to the market in good condition is this 2-bedroom first floor apartment with allocated parking, new boiler and only a few minutes walk to Fleet High Street. The current owner is in the process of extending the lease.

- No Onward Chain
- 2 Bedroom Apartment
- Lease Extension in Process
- Walking Distance to Fleet High Street
- 1 Allocated Parking Space
- Boiler is Only 6-Months Old

NO ONWARD CHAIN COMPLICATIONS Waterfords are pleased to present this spacious 2-bedroom first floor apartment. This property consists of a large main double bedroom and second smaller bedroom which is ideal for a home office or additional single bedroom. To the front of the apartment is a bathroom and to the rear you will find the living room and separate kitchen. The separate kitchen contains built in appliances and the boiler was replaced 6-months ago provided security and efficiency to the new purchasers. The living room benefits from a large window overlooking the front of the property which floods this room with natural light. The property is presented in good condition throughout however, presents an opportunity to redecorate or modernise at a later date to add their own stamp to the property.





Outside the property is set back from the road behind well-maintained hedges providing peace and privacy and further benefits from an allocated parking space to the rear of the property.

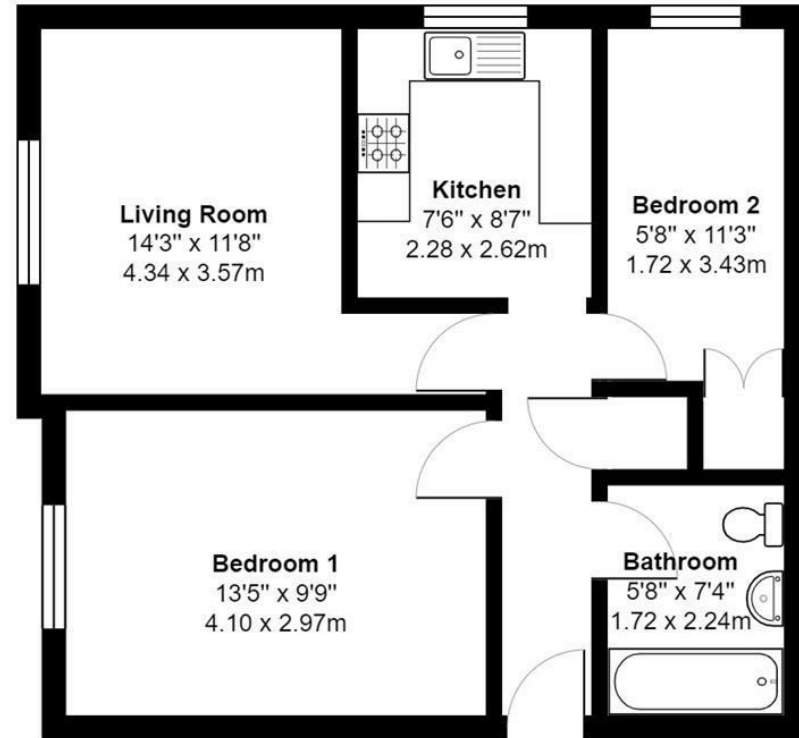
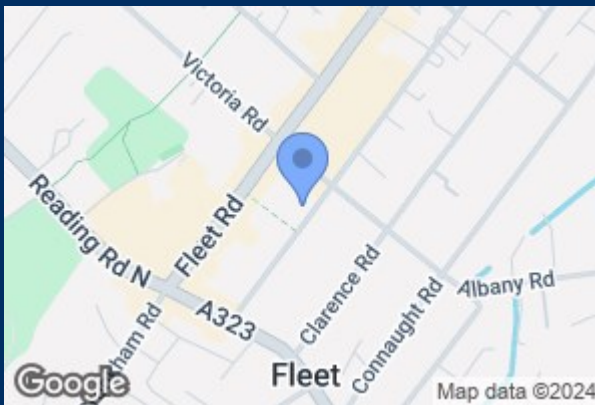
The owner of the property is currently in the process of extending the lease. New lease length TBC. With no onward chain and a new lease in process this property will be ideal for first-time buyers or investors alike.

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.

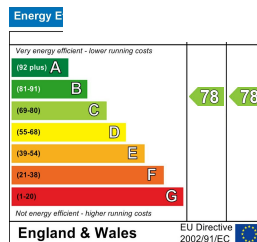
Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or 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: 515 ft² ... 47.8 m²

All measurements are approximate and for display purposes only



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