



Church Road | | Fleet | GU51 4NB

Asking Price £285,000 Leasehold

Waterford's
Residential Sales & Lettings

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

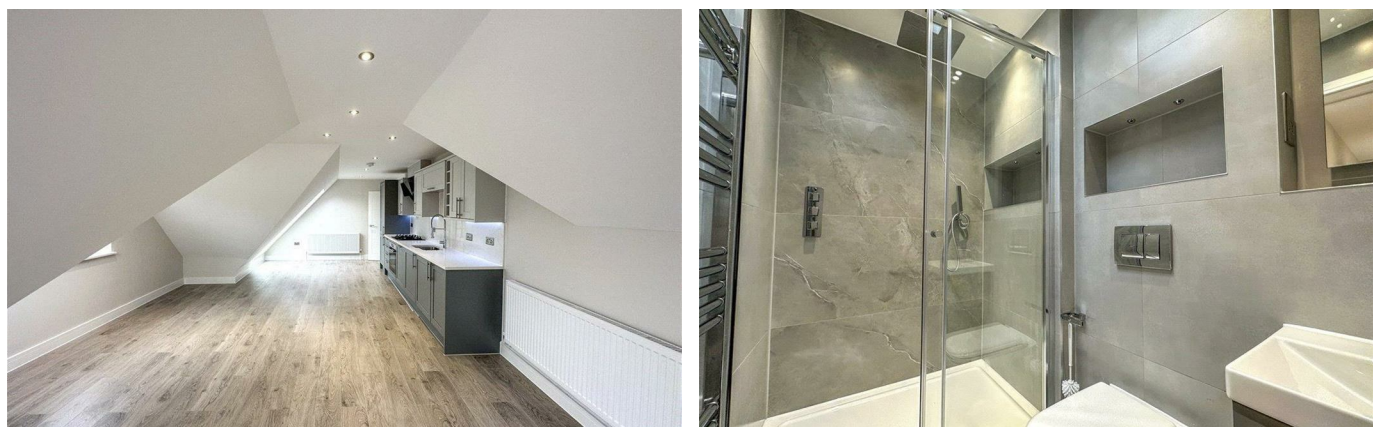
Perfect for investors is this large 2-bedroom 2-bathroom penthouse apartment with allocated underground parking, long lease, lift in building and tenant in situ currently achieving 6.11% yield makes this a great investment.

- **LAST PLOT REMAINING**
- **High Quality Finish**
- **Central Town Location**
- **999 Year Lease**
- **No Onward Chain**
- **Secure Underground Parking**
- **Lift to Second Floor**
- **Balcony Windows**
- **Tenant in Situ**
- **High Yield and Rental Income**

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!

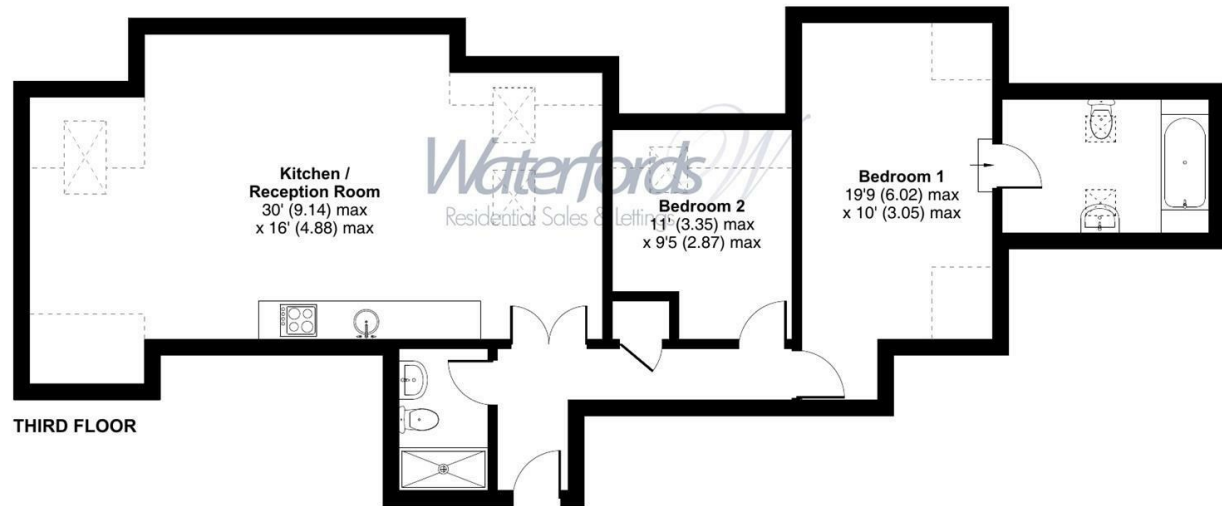
Are you wondering: how much is my house worth in Fleet? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your 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). © ncheccom 2022. Produced for Waterfords. REF: 915580

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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