



Reading Road South | | Fleet | GU52 7TP

Offers In The Region Of £215,000

Leasehold

*Waterford's* W  
Residential Sales & Lettings



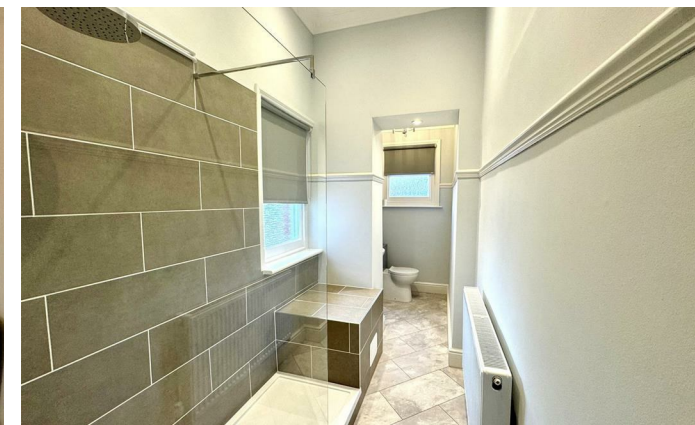
Reading Road South |  
Fleet | GU52 7TP  
Offers In The Region Of £215,000

Offered to the market with no onward chain complications and the lease being extended by the current owner is this spacious 1-bedroom ground floor apartment with garage, parking for 4 vehicles and large communal garden. Presented in good condition throughout this unique apartment offers an excellent opportunity for first-time buyers and investors alike.

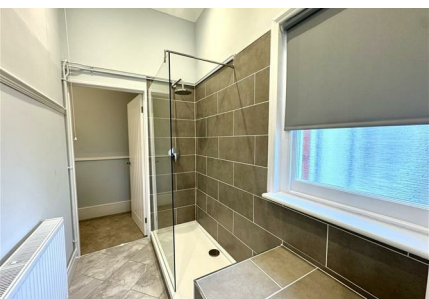
- Lease Extension In Progress with 1st years management charges paid for.
- No Onward Chain
- Re-Fitted Shower Room
- Garage and Allocated Parking for 4 Cars
- Large Communal Gardens
- One Large Double Bedroom
- Good Condition Throughout
- Character Coving and 3 Meter Ceilings Throughout
- New Double Glazing in Bedroom and Living Room
- Low Service and Maintenance Charges

### Property Description

Nestled on the charming Reading Road South in Fleet, this delightful apartment offers a unique blend of historical character and modern convenience. Originally built in 1910, the property







exudes a sense of timeless elegance, making it an appealing choice for those who appreciate the charm of older buildings with its 3 meter ceilings throughout and character covering.

The apartment features a well-proportioned reception room, perfect for both relaxation and entertaining. The single bedroom provides a cosy retreat, ideal for restful nights. The bathroom is thoughtfully designed, ensuring comfort and functionality for everyday living. This apartment has undergone many improvements and renovations including newly refitted kitchen and bathroom, redecorated throughout and new double glazing in the bedroom and living room.

One of the standout features of this property is the ample parking available for up to four vehicles, a rare find in such a desirable location. This convenience adds to the overall appeal, making it suitable for both individuals and couples who may have multiple vehicles.

Fleet is ideally situated for access to the M3 and other major road links, along with its mainline station providing fantastic rail links to Waterloo, Basingstoke and Southampton. The local Buzz bus service also offers links to the surrounding towns of Farnborough, Aldershot and Farnham. Easy access to surrounding countryside including Fleet pond nature reserve, a notable beauty spot. In addition to the town's desirable location, contributes to why Fleet has recently been voted the best place to live in the UK by the Halifax







quality of life study, and making Fleet a popular choice for families and commuters alike.

This apartment presents a wonderful opportunity for anyone seeking a charming home with character in a vibrant community. Whether you are a first-time buyer or looking to downsize, this property is sure to impress with its unique features and prime location. With no onward chain and lease extension in progress, do not miss the chance to make this lovely apartment your own.

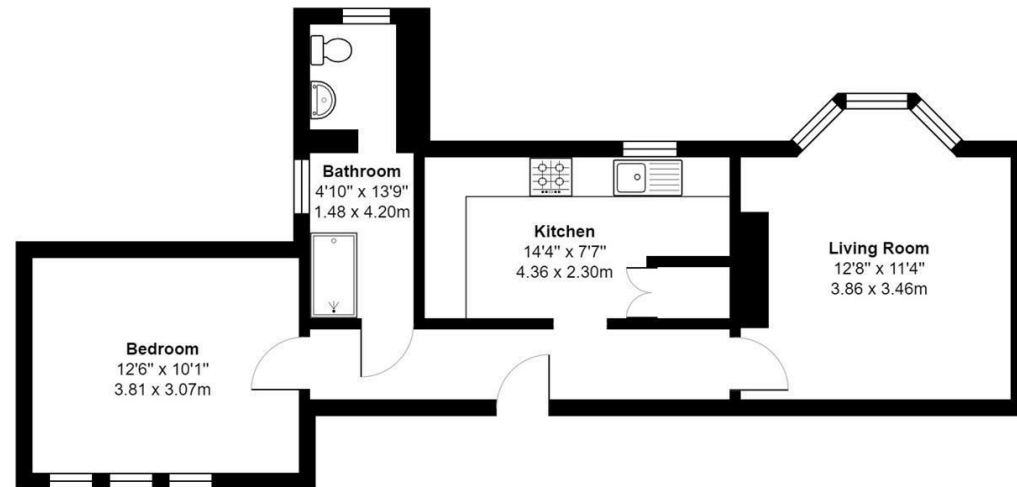
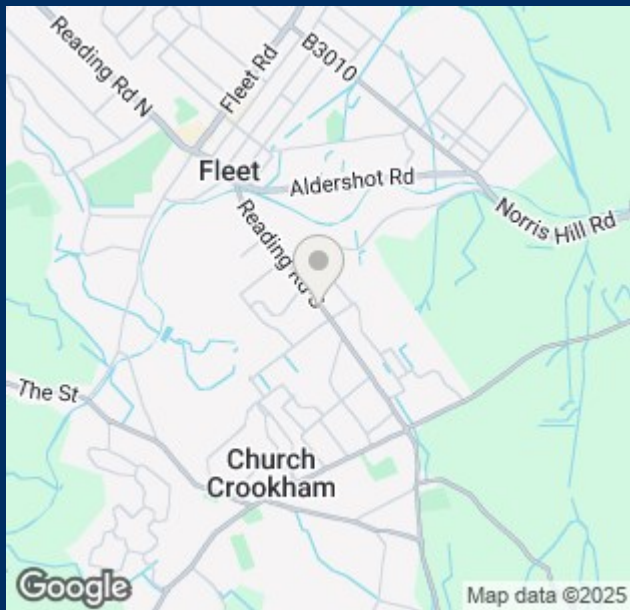
Disclaimer: This Information has been obtained and provided by the Property Owner

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: 544 ft² ... 50.6 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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