



Reading Road South | | Fleet | GU52 7TP

Offers Over £200,000

Leasehold

*Waterford's* W  
Residential Sales & Lettings

Reading Road South |  
Fleet | GU52 7TP  
Offers Over £200,000

Offered to the market with no onward chain complications and a new lease extension is this spacious 1-bedroom ground floor apartment with garage, allocated parking for 2 vehicles + unallocated parking in front of garage and large communal garden. Presented in good condition throughout this unique apartment offers an excellent opportunity for first-time buyers and investors alike.

- Long Lease and Peppercorn Ground Rent
- Modern Ground Floor Apartment
- Re-Fitted Shower Room
- Garage and Allocated Parking for 2 Cars
- Recently Re-Fitted Kitchen / Breakfast Room
- One Large Double Bedroom
- Good Condition Throughout
- Character Coving and 3 Meter Ceilings Throughout
- New Double Glazing in Bedroom and Living Room
- Large Communal Gardens

### 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,



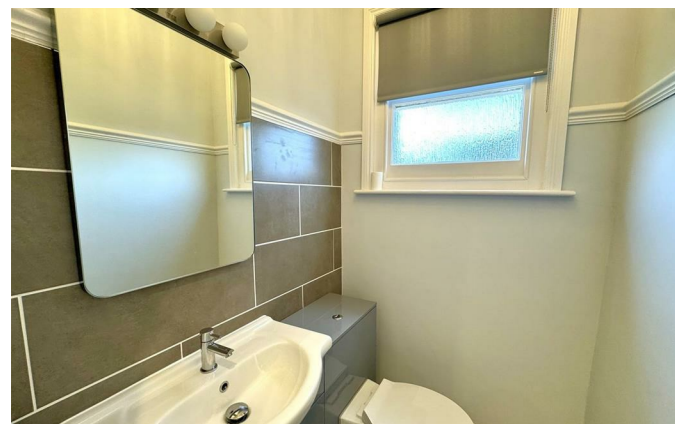


the property exudes a sense of timeless elegance, making it an appealing choice for those who appreciate the charm of older buildings with its 3 meter ceilings throughout and character covering.

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 allocated parking available for three vehicles + additional parking for further 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

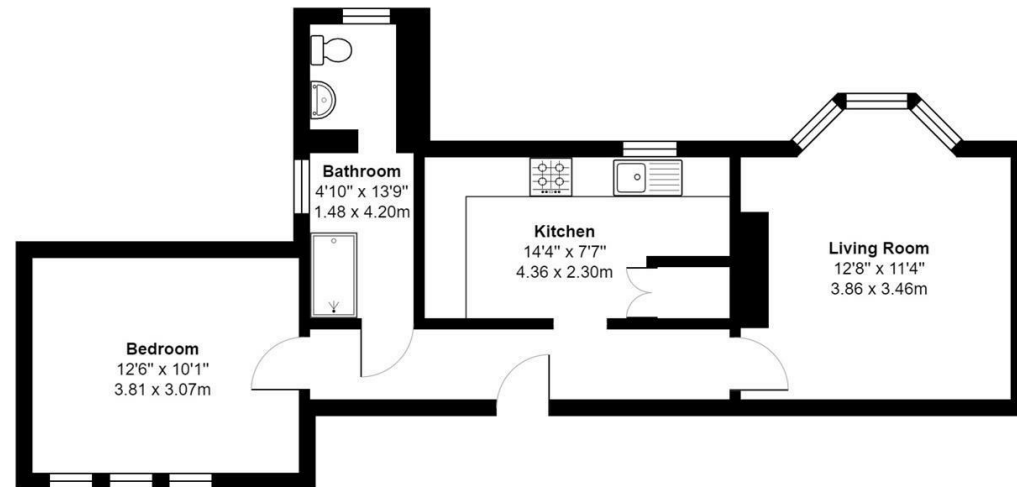
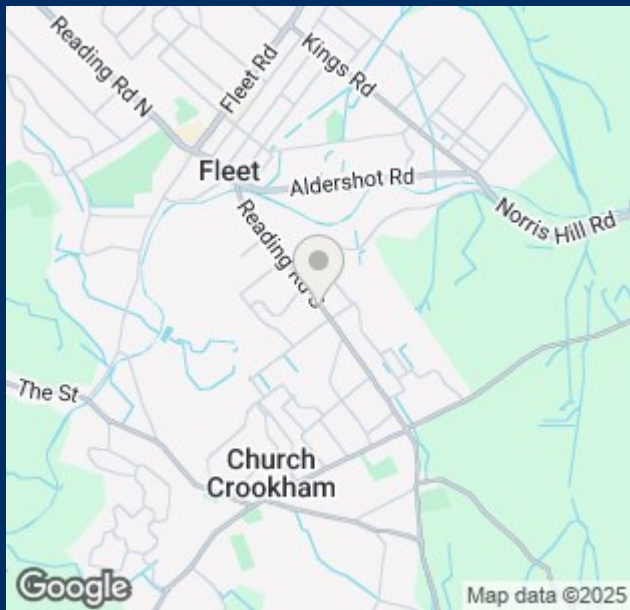


surrounding towns of Farnborough, Aldershot and Farnham. Easy access to surrounding countryside including Fleet pond nature reserve, a notable beauty spot. In addition to the town's desirable location, contributes to why Fleet has recently been voted the best place to live in the UK by the Halifax quality 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 an extended lease, do not miss the chance to make this lovely apartment your own.

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





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 |           |

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