



Reading Road South | | Fleet | GU52 7QL

Asking Price £180,000 Leasehold

Waterford's W
Residential Sales & Lettings

Reading Road South |
Fleet | GU52 7QL
Asking Price £180,000

Offered to the market in excellent condition throughout is this large 1-bedroom ground floor apartment located just off Fleet high street which presents an excellent opportunity for investors or first-time buyers.

- 1-Bedroom Apartment
- Town Center Location
- Open Plan Living
- Private Balcony
- High Estimated Rental Yield
- Modern Bathroom and Kitchen
- Allocated Parking Space
- Walking Distance to Shops and Restaurants
- Long Lease
- Council Tax Band: B

Located in the heart of Fleet town centre this ground floor 1-bedroom apartment offers an excellent opportunity for investors and first-time buyers alike. This apartment is less than 10 years old and presented in excellent condition throughout.

As you enter the property you are greeted by the open plan kitchen / living / dining room which is flooded with natural light from the floor to ceiling windows and French doors which provides access to the private balcony. The kitchen benefits from modern built in appliances including washing machine,





oven, microwave, electric hob and fridge freezer. To the rear of the property you will find the large double bedroom with built in wardrobes and the modern en-suite bathroom. The property offers a designated parking space at the rear of the property along with communal bin stores.

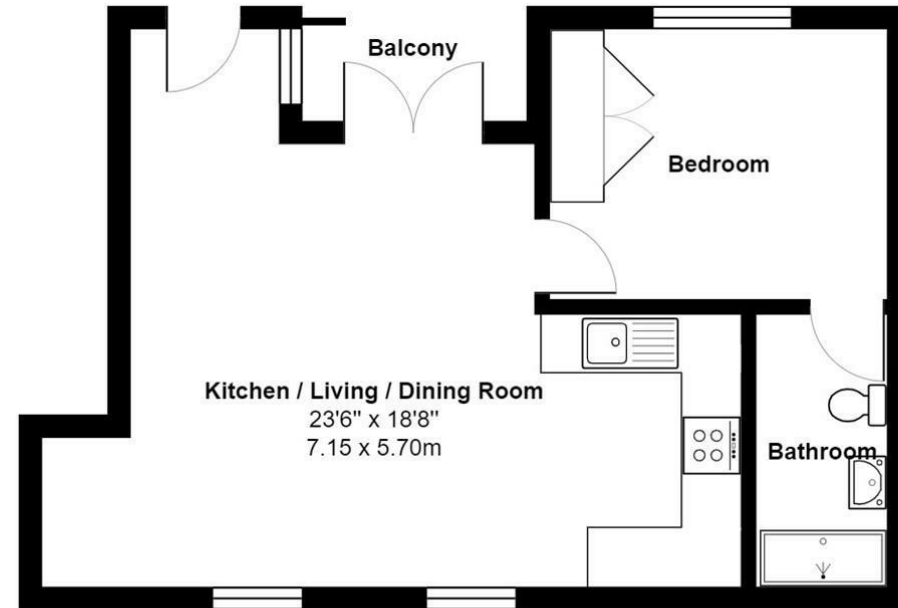
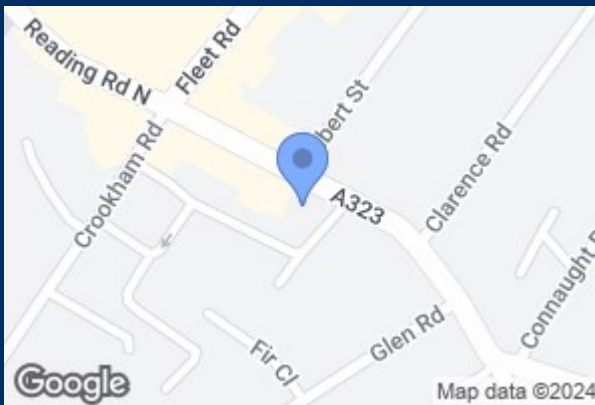
This would be ideal for investors with an estimated rental income of £1,100pcm resulting in a high rental yield of 7.33% at the current asking price.

Situated at the start of Reading Road South, this property is within walking distance to Fleet High Street and offers easy access to Fleet mainline rail station. 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 stunning ground floor apartment, and viewings are highly recommended to truly appreciate the opportunity. Book your viewing today!

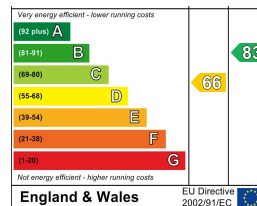
Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or 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: 455 ft² ... 42.3 m² (excluding balcony)

All measurements are approximate and for display purposes only



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