



Flat 5, 242, Fleet Road

Guide Price £225,000

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A stunning second floor apartment presented in excellent order throughout. Two double bedrooms, two bathrooms, living/dining room, fitted kitchen, allocated parking, no onward chain & 126 year lease.

Offered with no onward chain is this superb apartment. Accessed via a secure entry system, stairs take you to the second floor. Through the front door a spacious entrance hall, with storage cupboard leads to all room. The living/dining room, a sizable room of note some 19ft 3 in length has elevated far reaching views and enjoys a southerly aspect. This room leads to the open plan kitchen which features eye and base level units and an array of integrated appliances. There are two further double bedroom, the master with its own en-suite shower room and fitted cupboard and a family bathroom. Externally the property is located in the heart of Fleets centre and has an allocated parking space. Fleet's town centre has an extensive range of shops, bars and restaurants. There are schools for all age groups, churches of various denominations and health care services. Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25.

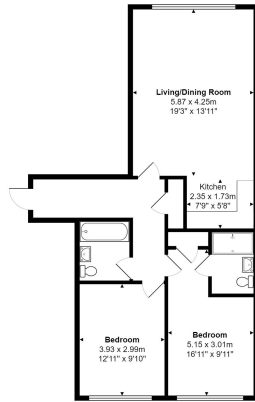
Lease – 126 Years

Service Charge - £1150 pa

Ground Rent - £0



Flat 5, 242-244, Outsheaf Parade, Fleet Road, Fleet, GU51 4BX



Total Area: 74.5 m² ... 802 ft²
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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