





# Church Road, Fleet, GU51 4ND

£310,000

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Located in Fleet town centre is this spacious two double bedroom first floor flat with balcony, parking, presented in excellent order and offered with no onward chain complications.

Through the front door the entrance hall has a fitted cupboard and stairs rise to the first floor. There is a large landing area that links all rooms and has double doors to a balcony. The large living dining room, over 17ft in length, features a fireplace and two large windows that flood the room with natural light. The fitted kitchen has a range of eye and base units topped off with plenty of work surface area. There are two double bedrooms, a bathroom and separate WC. Externally is allocated parking for residents only and communal gardens. This is a spacious apartment, and one we highly recommend viewing to appreciate what's on offer.

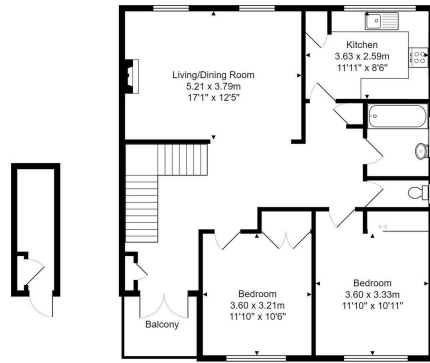
Fleet has excellent commuter links with trains to London Waterloo from 43 minutes via the mainline rail station and Junction 4a of the M3 motorway linking to the M25. Fleet town centre offers comprehensive shopping and leisure facilities, schools for all age groups, churches of various denominations and various health care services.

over 900 year lease

£1400 approx. pa service charge and ground rent

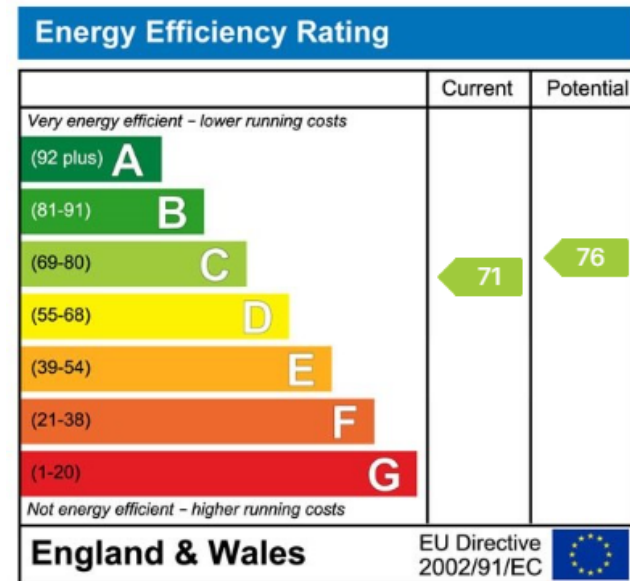


Flat 8, Church Court, Church Road, Fleet, GU51 4ND



Total Area: 90.8 m<sup>2</sup> ... 978 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only

- Fleet Town Centre
- Over 900 Year Lease
- Large Living Dining Room
- Bathroom & Seprate WC
- Allocated Parking
- First Floor
- Two Double Bedrooms
- Fitted Kitchen
- Balcony
- No Onward Chain



01252 227121 sales@labramholmes.co.uk

www.labramholmes.co.uk