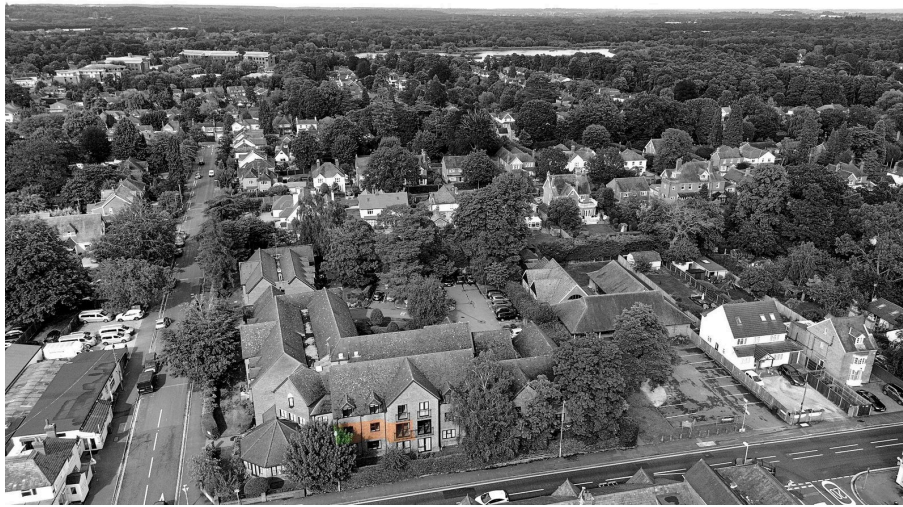




Pinewood Court, Fleet, GU51 3BG

£130,000

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Tenure: Leasehold, 166 years remaining

We are delighted to offer this first floor apartment set within the Pinewood Court Retirement Complex for the over 55s, conveniently located within close proximity of Fleet town centre and mainline railway station.

This first floor apartment is presented in good order and enjoys a south west aspect. The flat is located only a few steps away from the lift and benefits from a 99 year lease extension so has 166 Years in total.

We are advised that the current service charges are £312.86 and the ground rent is £4.16 per month making a total of £317.02 per month (£3,804.24 per annum).

Pinewood Court is accessed via a communal entrance which has security entry, communal lounges, the managers office and stairs and lifts. There is a part time manager who oversees the development and there is a guest bedroom that can be booked (subject to availability and a charge).

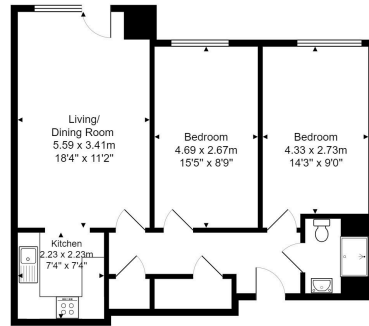
The front door gives access to a spacious entrance hall with storage cupboards, there are doors leading to all rooms. The accommodation comprises a 18ft lounge with south west views via the double glazed window and doors with Juliet balcony. There is a kitchen which offers ample storage units, work surfaces and appliance space. There are two double bedrooms which share the use of a shower room. Further benefits include electric heating, double glazed windows, communal grounds and resident parking spaces.

The apartment is within close proximity of Fleet town centre with an array of shops, pubs, restaurants as well as excellent communication links including the mainline railway station to Basingstoke and London Waterloo, the M3, A30 and A3.

For those who enjoy the outdoor life, there is easy access to Fleet Pond, Basingstoke canal and many other wonderful areas of beauty offering excellent walking, running and cycling routes.

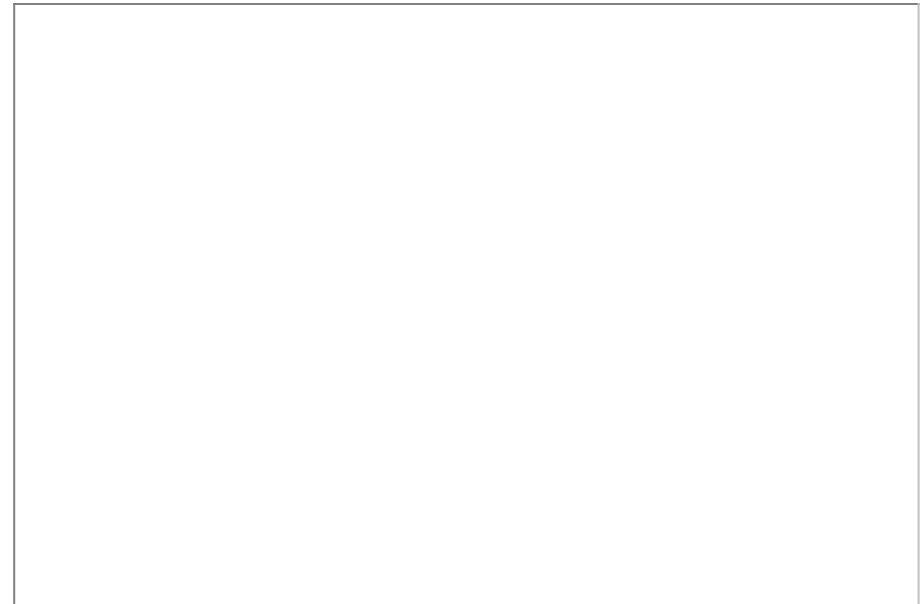


26, Pinewood Court, Pinewood Hill, Fleet, GU51 3BG



Total Area: 63.9 m² ... 687 ft²
All measurements are approximate and for display purposes only

- First Floor Retirement Apartment
- Communal Lounges & Gardens
- 18ft Lounge With Juliet Balcony
- 2 Bedrooms & Shower Room
- For The Over 55's
- Communal Entrance With Security Entry
- Entrance Hall With Storage Cupboard
- Kitchen With Ample Storage Cupboards
- Electric Heating & Double Glazed Windows
- New 99 Year Lease On Completion (166 Years In Total)



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