



Georgina Court Clarence Road  
Fleet

McCarthy  
Holden

Guide Price £200,000



## Georgina Court Clarence Road

Fleet

Convenient 2-bed apartment near Fleet town centre & station with spacious lounge, kitchen, communal gardens, garage, parking. Lease extension in progress. Excellent commuter links & amenities nearby.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Two Double Bedrooms
- No Onward Chain
- Garage
- Close To Fleet Mainline Railway Station
- Share of Freehold
- Close to Fleet Town Centre

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## The Property

This first-floor apartment, boasting two double bedrooms, is conveniently located near Fleet town centre and the mainline station, and is offered for sale with no onward chain.

## Accommodation

The entrance hallway provides access to all rooms, including a spacious lounge with a large bay window that floods the room with natural light, and enough space for a dining table, ideal for entertaining. The kitchen features a range of units, an integrated oven and hob, and room for additional appliances. Two double bedrooms and a family bathroom complete the internal accommodation.

## Outside

Externally, residents enjoy communal gardens, a garage in a block, and communal parking. A lease extension is also currently in progress.

## Location

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, highly rated Ofsted schools for all age groups, churches of various denominations and various health care services.

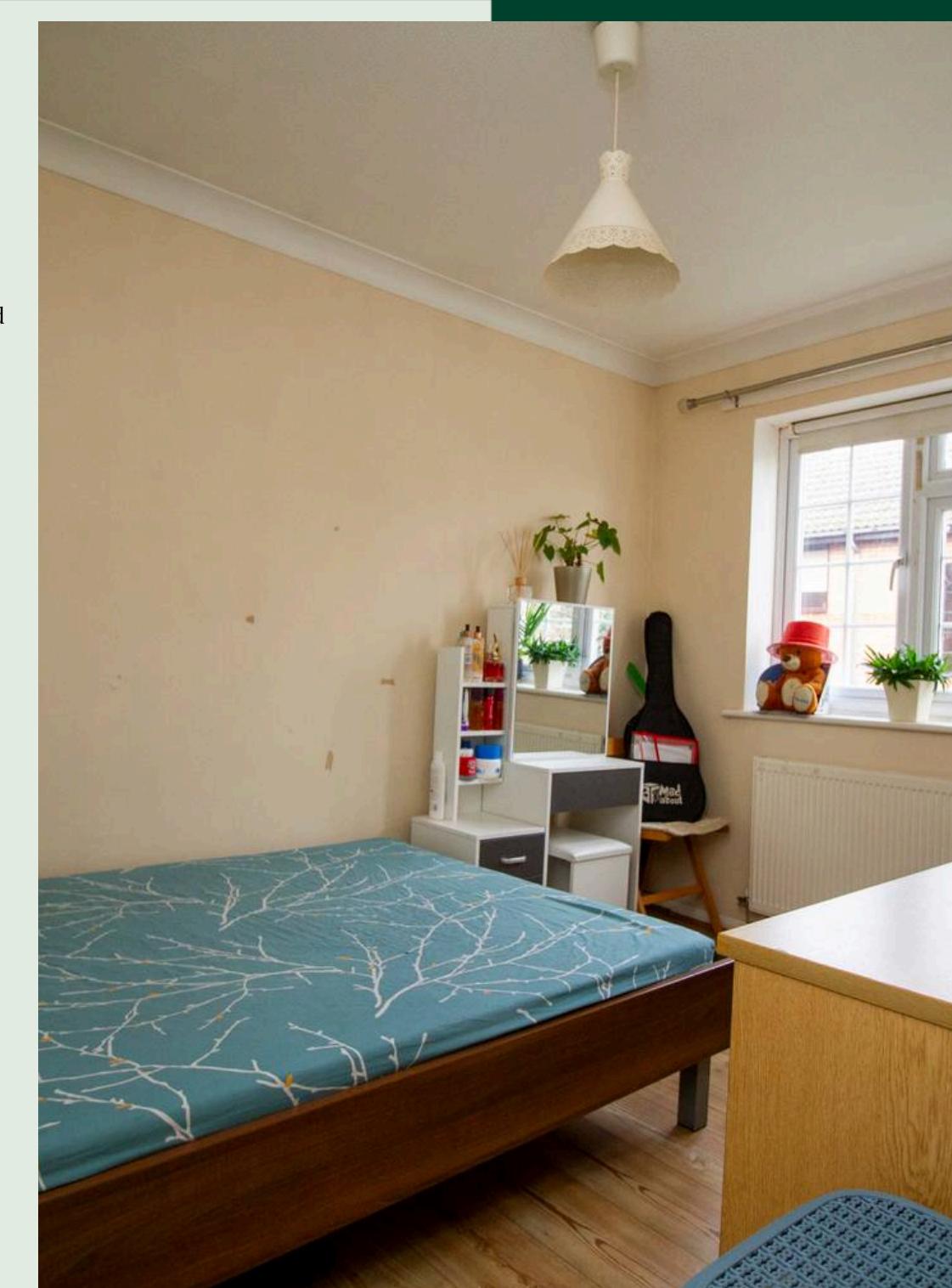
Towns such as Basingstoke, Guildford and Reading are all within 20 miles whilst the historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are a short drive away. Heathrow Airport is about 28 miles and Farnborough Airport is about 5 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 5 miles).

## Additional Information

Service Charge £2320 p.a

Ground Rent - £79 p.a

Lease Length - 89 years remaining

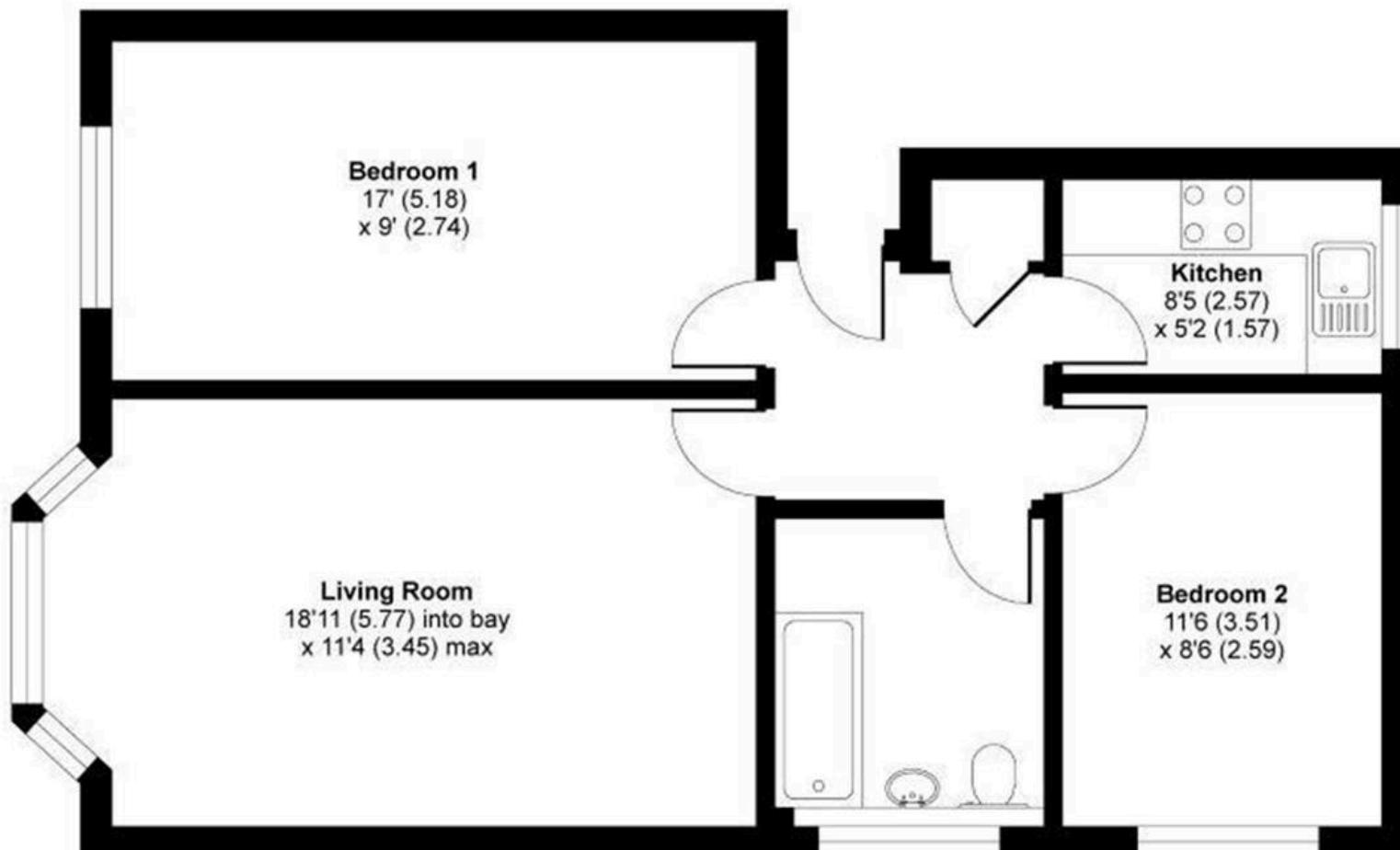


Bathroom Rules  
wash • brush • floss • flush

Do not  
stand here

# Georgina Court, Clarence Road, Fleet, Hampshire, GU51

APPROX. GROSS INTERNAL FLOOR AREA 645 SQ FT 59.9 SQ METRES



## FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



## McCarthy Holden Fleet

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