



Argyll Court Clarence Road

Fleet

McCarthy
Holden

Guide Price £95,000



Argyll Court Clarence Road

Convenient retirement apartment in Fleet town centre. Features living/dining room, well-equipped kitchen, double bedroom with fitted wardrobes, shower room.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Close to Fleet town centre
- Communal Gardens
- Guest suite for friends & family
- First floor apartment
- One bedroom



Property

A well-presented first-floor retirement apartment, offered to the market with no onward chain, conveniently located close to Fleet town centre and its excellent range of amenities. Designed for comfortable and low-maintenance living, the property enjoys a pleasant outlook.

Accommodation

The apartment features a spacious living/dining room. Double doors open to a well-equipped kitchen fitted with a range of units and integrated appliances including an oven, hob, and extractor fan. The generous double bedroom offers ample storage with fitted wardrobes, while the shower room comprises a shower cubicle, WC, and wash hand basin. Additional features include Economy 7 heating, UPVC double glazing, and an emergency alarm system for added peace of mind.

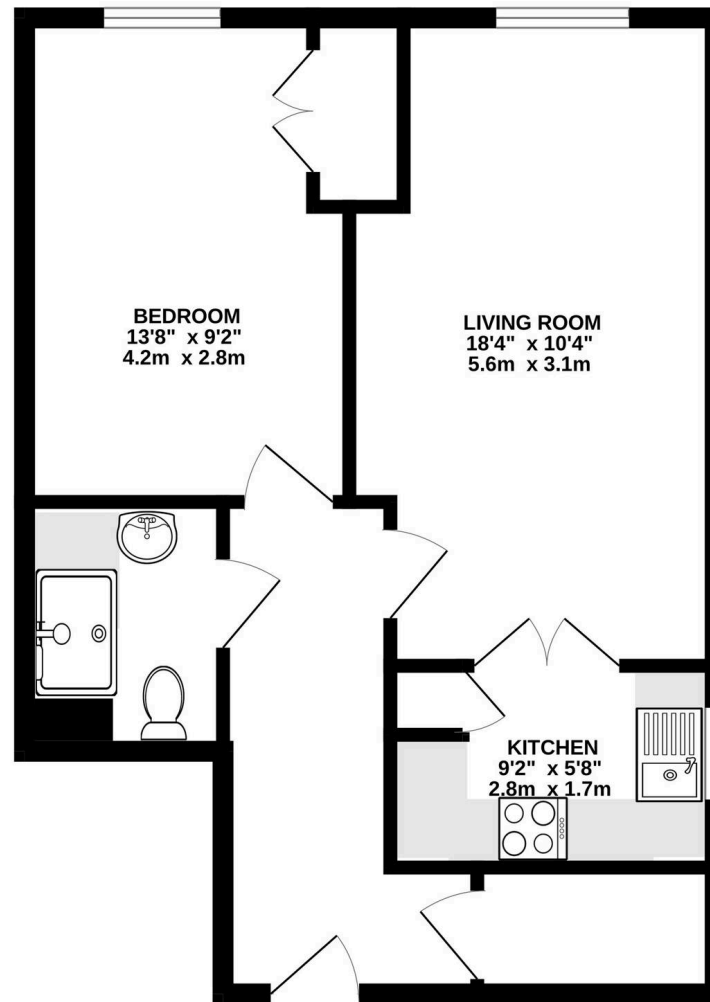
Outside & Communal Facilities

Residents enjoy access to well-maintained communal gardens, ample parking, and a range of shared amenities including a residents' lounge with kitchen facilities, laundry room, guest suite, and on-site manager. The development is ideally positioned for Fleet's town centre, offering easy access to shops, cafes, restaurants, healthcare facilities, and places of worship. Excellent transport links are nearby, with Fleet mainline station providing services to London Waterloo in as little as 43 minutes, and Junction 4a of the M3 just a short drive away.





FIRST FLOOR
497 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 497 sq.ft. (46.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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McCarthy Holden Estate Agents, 110 Fleet Road - GU51 4PA

01252 620640 • fleet@mccarthyholden.co.uk • www.mccarthyholden.co.uk/

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