



Crondall Place Church Road

Fleet

McCarthy  
Holden

Guide Price £215,000





## Flat 7

Crondall Place Church Road, Fleet

Modern first floor 1-bed apartment in Fleet town centre with 2 balconies, open plan living, secure parking, lift, 119-year lease, no chain. Close to station and local amenities.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- No Onward Chain
- Open Plan Accommodation
- Close To Fleet Town Centre
- Underground Allocated Parking
- Balcony
- Modern Apartment









## The Property

This modern one bedroom first floor apartment, constructed approximately six years ago, presents an excellent opportunity for first time buyers or investors. The property is ideally situated within the town centre, offering convenient access to Fleet mainline railway station. It is being offered to the market with the added advantage of no onward chain.

## Accommodation

Upon entering the welcoming entrance hall, you will find the bathroom, which is neutrally decorated and features a three piece suite with a shower over the bath. The open plan kitchen, living and dining area is bathed in natural light from the French patio doors and window, creating a bright and airy atmosphere. The kitchen is thoughtfully designed with modern integrated appliances, sleek cabinetry, ample counter space and a central island. The French doors from the dining area open onto a southerly facing balcony, perfect for enjoying the outdoors. The bedroom is warm, bright and generously proportioned, with the added benefit of a further balcony.

## Outside

This apartment benefits from secure allocated underground parking and a lift.

## Additional Information

Ground Rent is £300.00 per annum

Service Charge is currently £1,400 per annum

Length of Lease - 119 year lease

Council Tax Band C - Hart District Council

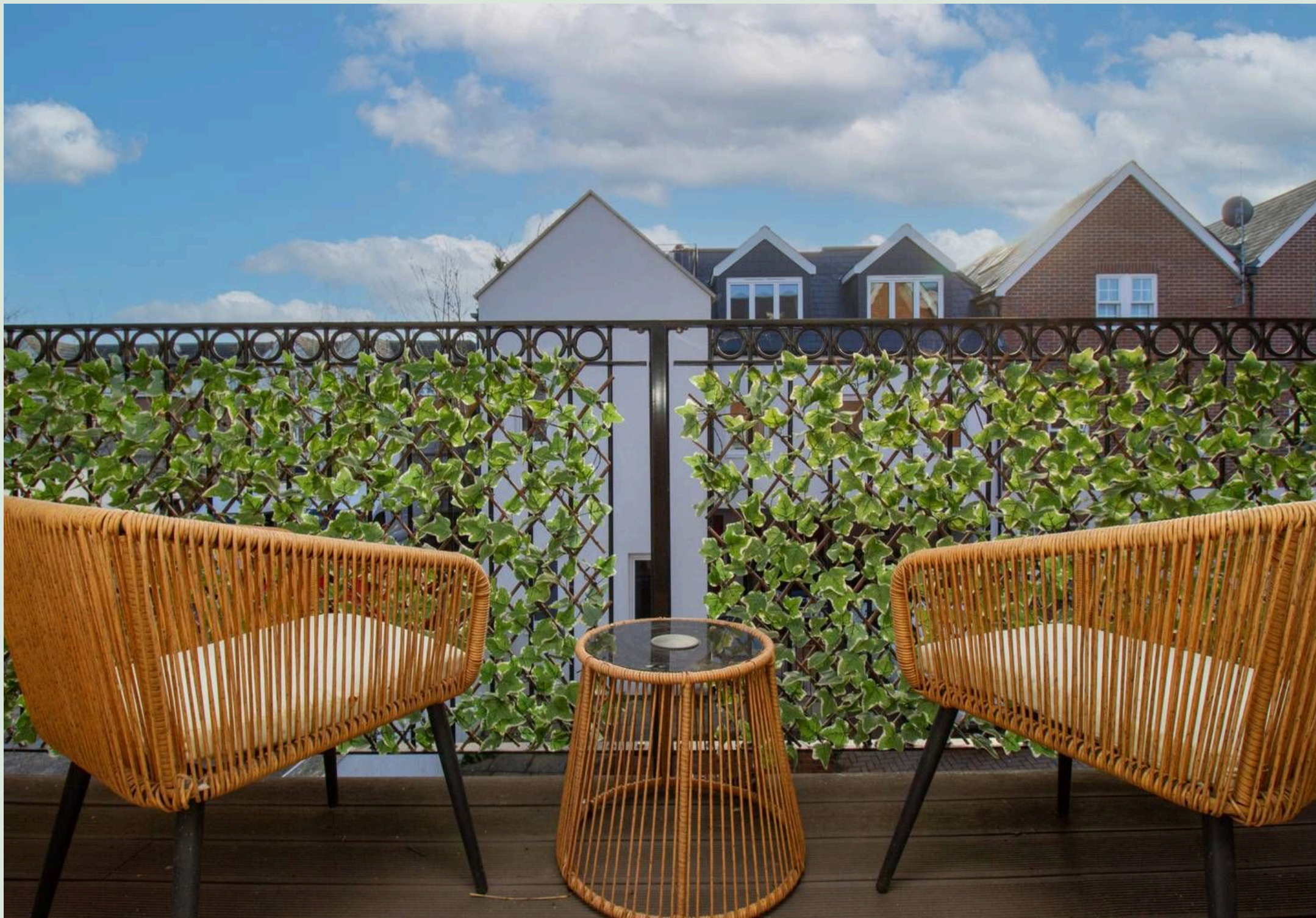
## Location

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, a good selection of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and various health care services.

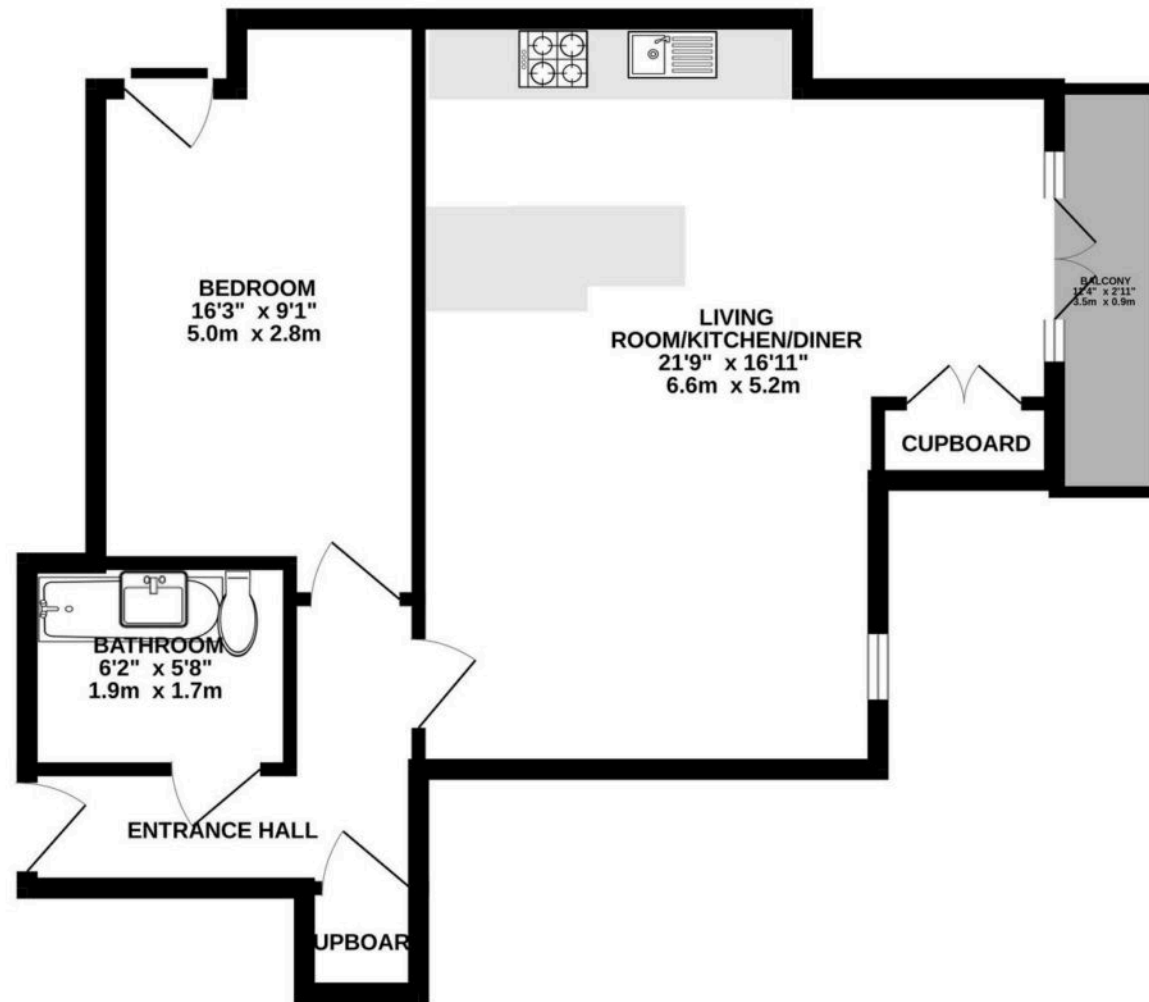
- No Onward Chain
- Open Plan Accommodation
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GROUND FLOOR  
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 566 sq.ft. (52.6 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 Fleet

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