



**Kings Road, Fleet**

**£1,300 PCM**

  
**MARTIN&CO**

Kings Road, Fleet

Apartment

3 Bedrooms, 3 Bathroom

£1,300 PCM

Date Available: 9th December 2024

Deposit: £1,500

Unfurnished

- Council Tax Band C
- Deposit £1500
- EPC Rating D 59
- Modern Kitchen & Bathroom
- Double Bedroom With Built In Wardrobe
- Two Further Single Bedrooms
- Off Road Parking
- Three Bedroom, First Floor Apartment
- Gas Central Heating
- Close To Local Amenities

Martin & Co is delighted to present this spacious first-floor three-bedroom apartment, ideally situated in Fleet.

This beautifully appointed residence features a generous living room, a modern kitchen that is well-equipped with your standard white goods, a sizable double bedroom with a built-in wardrobe, complemented by two additional well-proportioned single bedrooms, making it ideal for families or those seeking extra space and finished with a full bathroom, ensuring comfort and convenience. Additional benefits include off road parking.

Located in the heart of Fleet, residents can enjoy the convenience of nearby amenities, including a variety of shops, cafes, and restaurants. The area boasts excellent transport links, with Fleet train station just a short distance away, providing easy access to London and surrounding regions. Additionally, the beautiful Fleet Pond and surrounding parks offer picturesque outdoor spaces for leisurely walks and recreation.

Available 9th December 2024 on an unfurnished basis.  
Minimum household income for references required - £39,000  
Holding deposit (one weeks rent) - £300





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		72
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.