



Brook House  
Fleet

McCarthy  
Holden

Guide Price £145,000



## Brook House, Upper Street

Fleet

Top floor one bedroom flat with open plan living, modern kitchen, double bedroom, allocated parking, secure entry, and no onward chain. Central location near shops and transport.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- No Onward Chain
- Double Bedroom Apartment
- Town Centre Location
- Allocated Parking
- Open Plan Living
- Top Floor

## Property

This well-presented one bedroom flat offers an excellent opportunity for first-time buyers, investors, or those seeking a convenient town centre base. Situated on the top floor, the property benefits from an elevated position that provides a sense of privacy and tranquillity while remaining just moments from the vibrant amenities of the town centre.

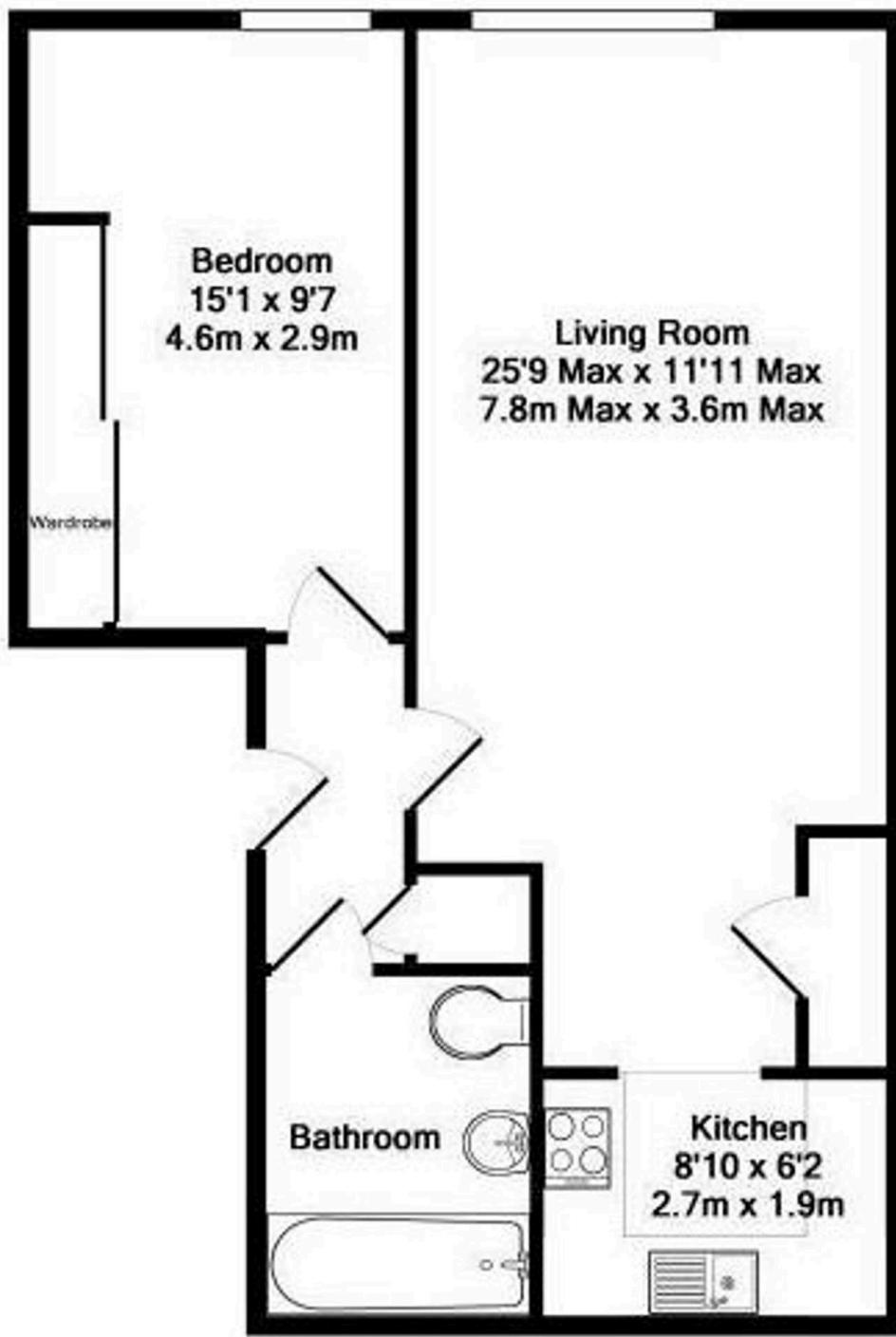
## Accommodation

Entering the apartment, you are welcomed by a spacious open plan living area that combines the lounge, dining, and kitchen spaces to create a flexible and sociable environment, ideal for relaxing or entertaining guests. The contemporary kitchen features ample cabinet storage, integrated appliances, and generous worktop space, allowing for effortless meal preparation and dining. The double bedroom is comfortably proportioned and benefits from natural light, offering a peaceful retreat at the end of the day. A modern bathroom, fitted with quality fixtures and a clean, neutral décor, serves the apartment and provides a practical and stylish space for daily routines. Additional features include allocated parking (a valuable asset in this central location), secure entry to the building, and efficient electric heating throughout.

The property is offered with no onward chain, ensuring a straightforward purchase process for prospective buyers. With its blend of modern design, practical layout, and prime location, this apartment is perfectly suited for those seeking low-maintenance living with immediate access to shops, cafes, restaurants, and transport links. Whether you are looking to take your first step onto the property ladder, downsize to a manageable home, or invest in a sought-after area, this apartment delivers on both comfort and convenience.









## McCarthy Holden Fleet

McCarthy Holden Estate Agents, 110 Fleet Road - GU51 4PA

01252 620640 • [fleet@mccarthyholden.co.uk](mailto:fleet@mccarthyholden.co.uk) • [www.mccarthyholden.co.uk/](http://www.mccarthyholden.co.uk/)

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