



Rotherwick House | Ramsdell Road | Fleet | GU51 1DA

Asking Price £295,000 Leasehold

Waterford's W
Residential Sales & Lettings

Rotherwick House | Ramsdell
Road
Fleet | GU51 1DA
Asking Price £295,000

A spacious and well-presented two-bedroom, two-bathroom first-floor apartment offering approximately 922 sq ft of accommodation, a private balcony, newly fitted kitchen, two allocated parking spaces, a long lease and no onward chain.

- Spacious two-bedroom, two-bathroom first-floor apartment
- Generous living room with direct access to a private balcony
- Large principal bedroom with fitted wardrobes
- Further well-proportioned second bedroom
- Two allocated parking spaces
- Approximately 922 sq ft of well-proportioned accommodation
- Separate newly fitted kitchen
- Principal bedroom with en-suite shower room
- Main family bathroom
- Long lease and no onward chain

A spacious and well-presented two-bedroom, two-bathroom first-floor apartment, situated within the popular Rotherwick House development and offered to the market with no onward chain.

The property provides well-proportioned accommodation extending to approximately 922 sq ft, with a practical layout that offers excellent space for both everyday living and entertaining.

Upon entering, a welcoming hallway provides access to all principal





rooms and benefits from useful storage cupboards, including a dedicated storage cupboard and an airing cupboard. The generously sized living room is a particular highlight, and offers ample space for comfortable seating and dining. A single door open directly onto a private balcony, creating a pleasant extension of the living space and an ideal spot to enjoy some fresh air. The separate kitchen is newly fitted and benefits from a range of wall and base-level units, work surfaces and integrated cooking appliances. The property features two well-proportioned bedrooms, with the impressive principal bedroom benefiting from fitted wardrobes and a private en-suite shower room. Bedroom two is also a good-sized double bedroom and is served by the main family bathroom.

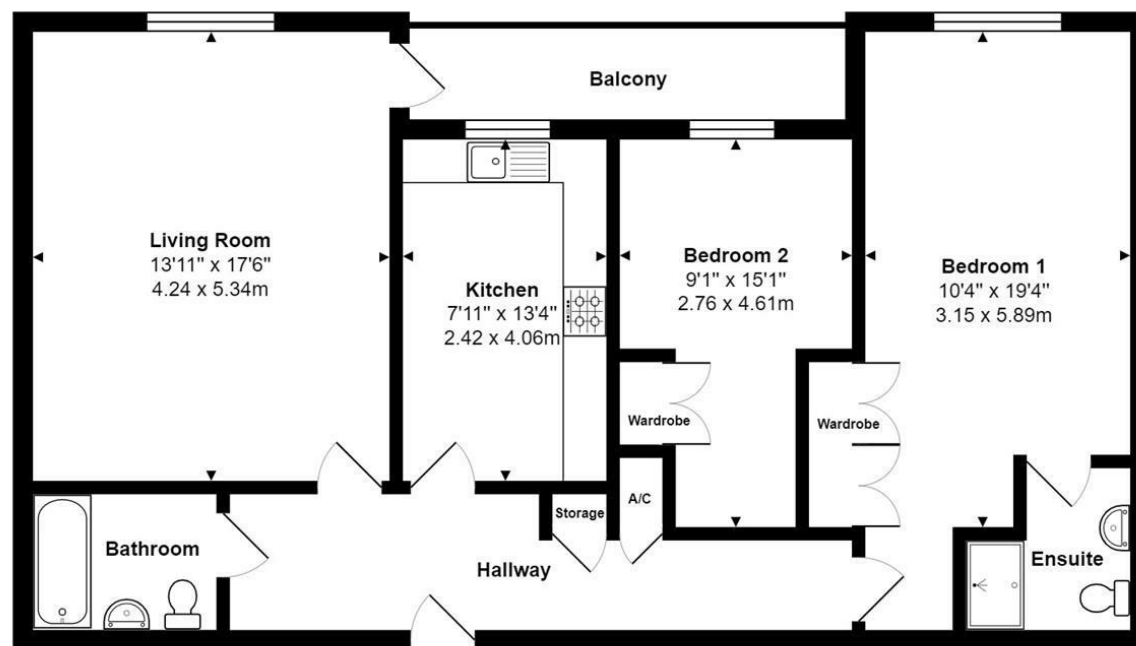
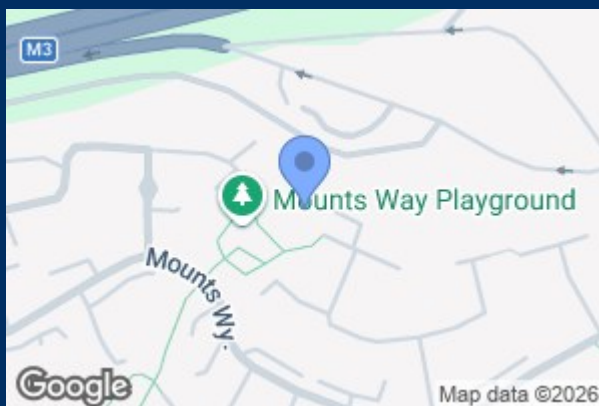
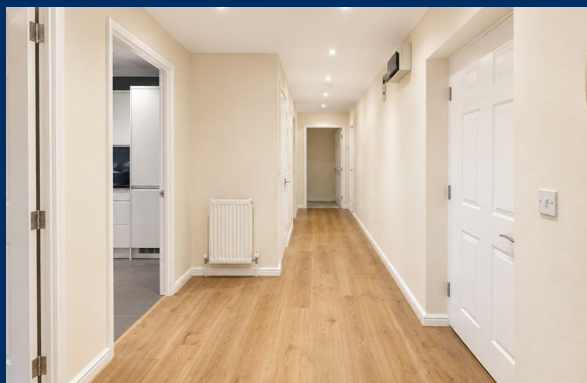
Externally, the property benefits from two allocated parking spaces, providing excellent convenience for residents and visitors alike. Further advantages include a long lease, the property being offered with no onward chain, and its overall good condition throughout, allowing the new owner to move in and enjoy the property with minimal work required.

Rotherwick House is situated on Ramsdell Road, offering convenient access to Fleet town centre and the surrounding amenities, while Fleet itself is well placed for access to excellent road and rail links, including the M3 and Fleet mainline railway station.

This spacious apartment would make an excellent purchase for a first-time buyer, professional couple, downsizer or investor. Early viewing is highly recommended to appreciate the generous accommodation and excellent layout on offer.

Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!

Are you wondering: how much is my house worth in Fleet? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.



Total Area: 922 ft² ... 85.6 m² (excluding balcony)
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

39 The Hart Centre
Fleet
Hampshire
GU51 3LA
01252 623333
fleet@waterfords.co.uk