



4 Orchard Place Church Road, Fleet
Fleet

McCarthy
Holden

Guide Price £265,000



4 Orchard Place Church Road

Fleet

Spacious two double bedroom first floor apartment in Fleet town centre with 18ft living room, Juliet balcony, fitted kitchen, parking, and easy access to rail links.

Lease: 119 years.

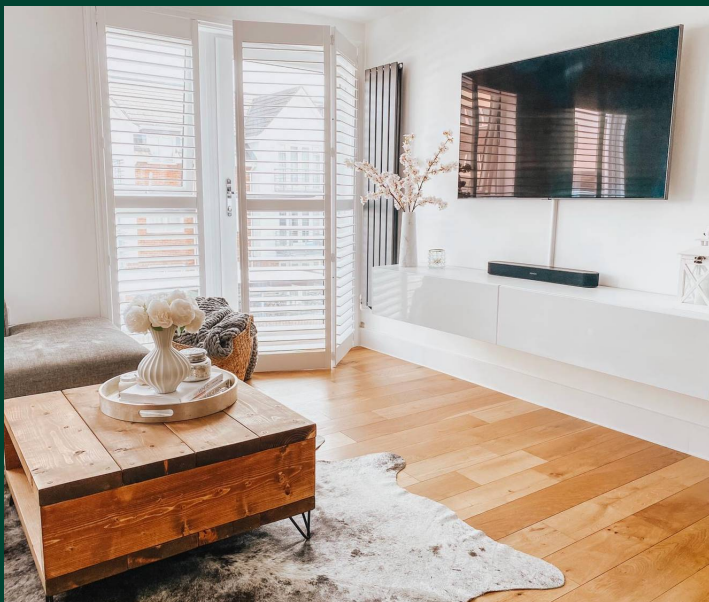
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- No Onward Chain
- Two Double Bedrooms
- Allocated Parking
- Fleet Town Centre
- Close to Fleet Mainline Railway Station



The Property

This two double bedroom first floor apartment is situated in the heart of Fleet town centre and within easy access of Fleet mainline railway station.

The apartment offers spacious accommodation including an 18ft.living room/dining room with Juliet balcony. The fitted kitchen benefits from a range of fitted appliances which include oven, hob, fridge/freezer and dishwasher.

There are two double bedrooms, one with fitted wardrobes. There is also a family bathroom.

Additional storage can be found in the hallway.

Outside

There is one allocated parking space for the property.

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, schools for all age groups, churches of various denominations and various health care services

Additional Information (To be verified by your legal representative)

Ground Rent is £125.00 per annum

Service Charge is currently £1,855.00 per annum

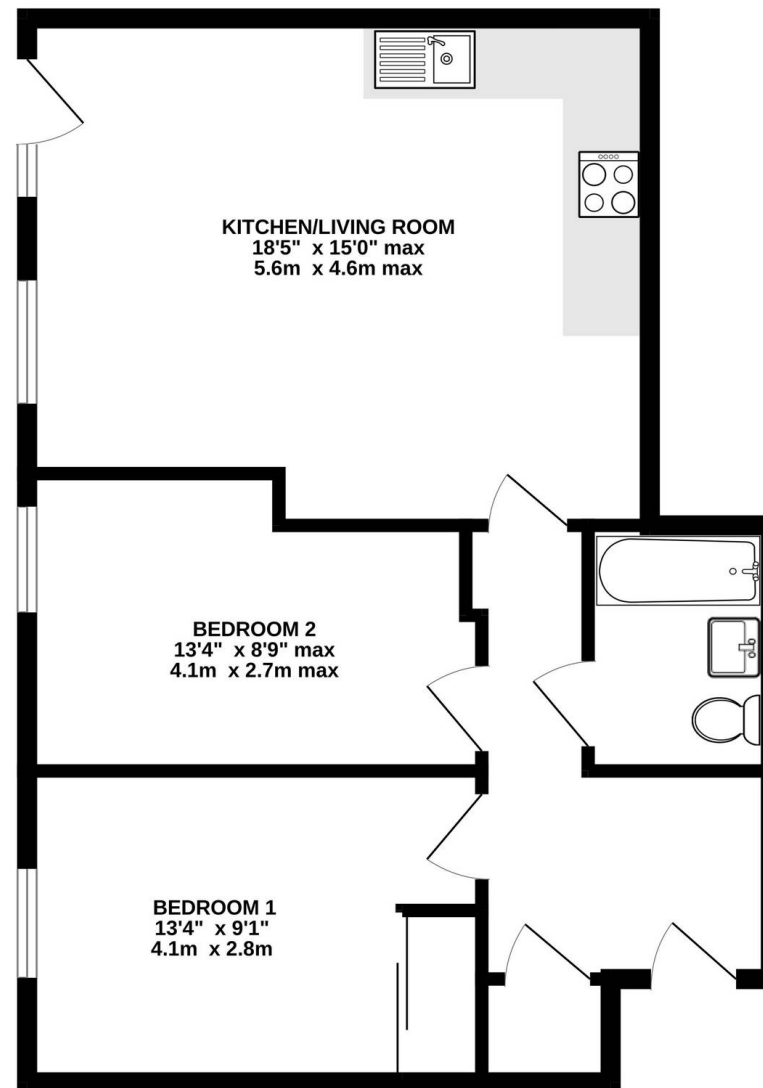
Length of Lease - 119 years remaining

- No Onward Chain
- Two Double Bedrooms
- Allocated Parking
- Fleet Town Centre
- Close to Fleet Mainline Railway Station











McCarthy Holden Fleet

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

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

These particulars are provided in good faith under the Consumer Protection from Unfair Trading Regulations 2008 and are for guidance only. They do not form part of any contract. No survey has been carried out, and services or fittings have not been tested. Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.