



Cranbrook Court, Fleet

McCarthy  
Holden

Guide Price £300,000



## Cranbrook Court

### Fleet

Recently refurbished 2-bed apartment with modern kitchen, new bathroom, bright living space, garage, permit parking, communal gardens, and no onward chain. Walk to station and town centre.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Recently refurbished bathroom
- Two double bedrooms with storage
- Bright bay-fronted living room
- Private garage and residents' parking
- Walking distance to Fleet town
- Walking distance to Fleet mainline railway station





### Property

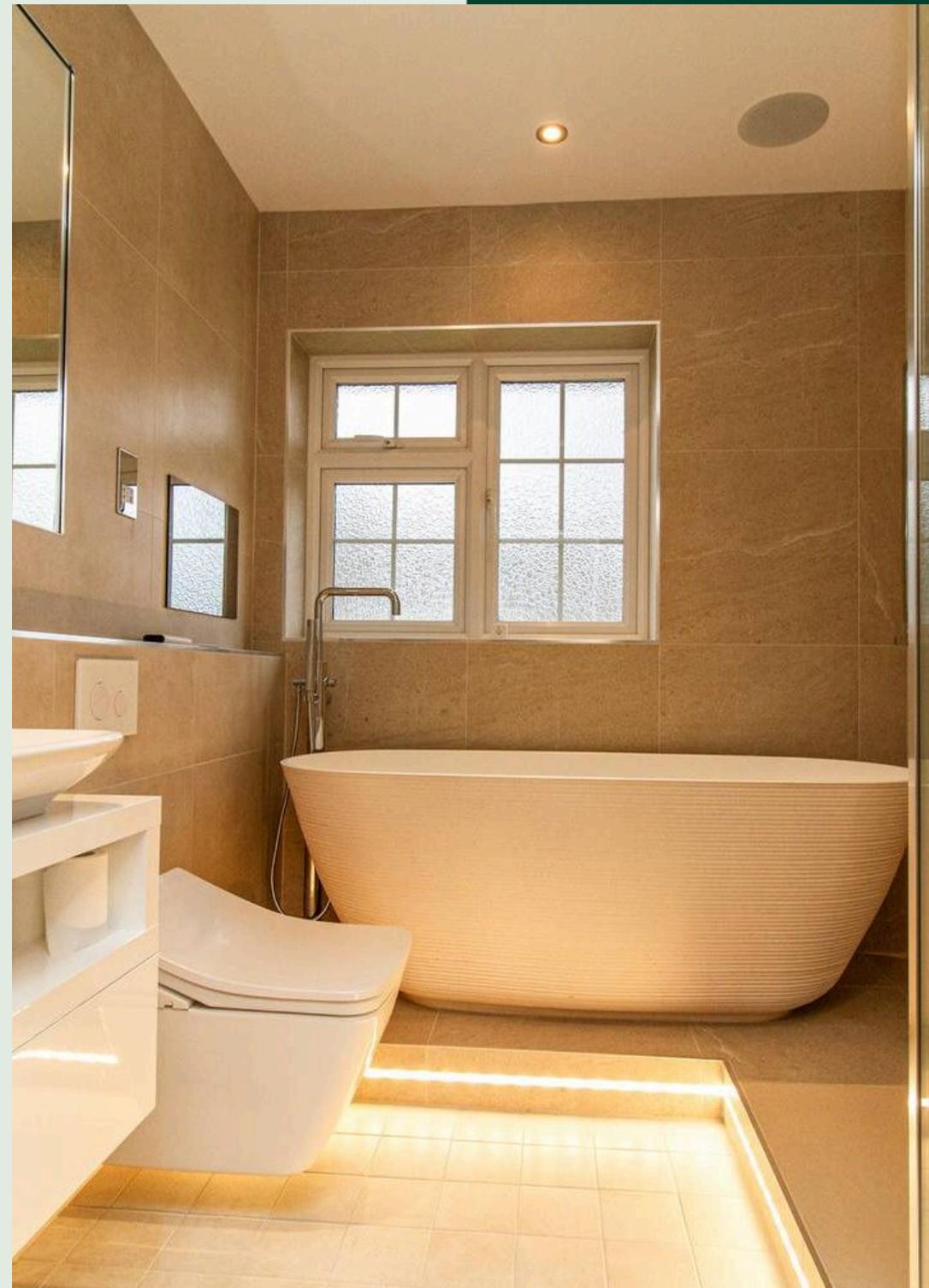
A spacious first floor maisonette which benefits from a beautifully re-fitted bathroom and modern kitchen making the property ready to move straight into. The property benefits from bright and well-proportioned rooms, permit holders' parking, well-maintained communal gardens, a private garage in a nearby block, and the added advantage of no onward chain.

### Accommodation

The entrance area with stairs up to a central hallway providing access to all rooms and useful storage cupboards. The spacious living/dining room is filled with natural light from a large bay window, offering a comfortable and versatile space for relaxing or entertaining. The modern kitchen/breakfast room has been updated to provide a range of fitted units, ample worktop space, and dual aspect windows. There are two well-proportioned double bedrooms with built-in storage, complemented by a newly fitted contemporary bathroom completing the accommodation.

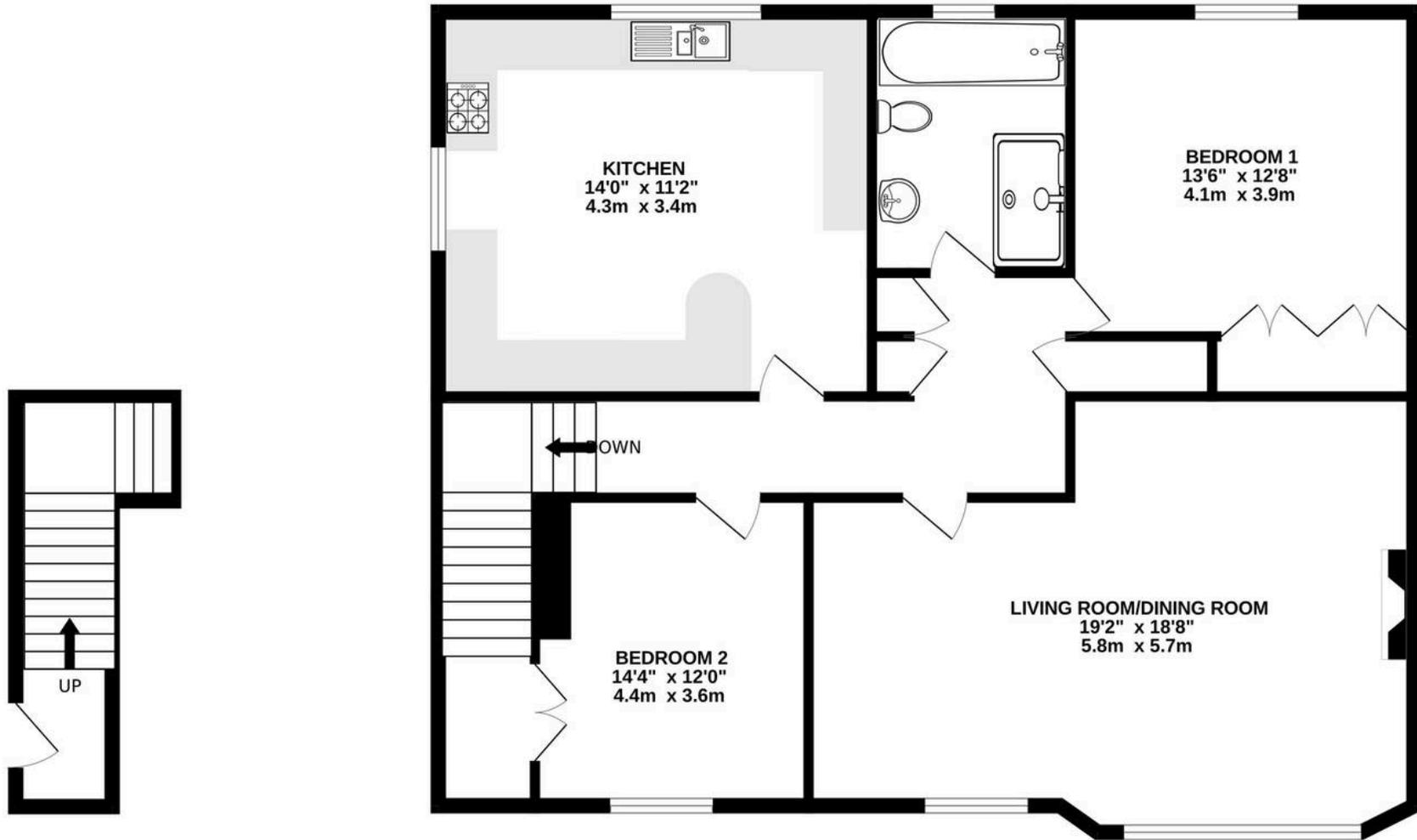
### Location

Cranbrook Court is ideally positioned within walking distance of Fleet mainline railway station, offering direct links to London Waterloo, and provides convenient access to Junction 4a of the M3 motorway. Fleet town centre is close by with a wide selection of shops, restaurants, bars, fitness facilities, and everyday amenities. Fleet Pond and Nature Reserve – the largest freshwater lake in Hampshire – is also within easy reach, providing scenic walking routes and excellent outdoor leisure opportunities.



GROUND FLOOR

1ST FLOOR



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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