



Cadogan Court  
Branksumewood Road, Fleet

McCarthy  
Holden



## Cadogan Court

Branksomewood Road, Fleet

Well maintained 2 bedroom ground floor retirement flat in gated Blue Triangle, Fleet. Direct outdoor access, communal lounge, gardens, parking, and lift. No onward chain. Near shops, station, amenities.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Ground floor retirement apartment
- Two bedroom accommodation
- Gated Blue Triangle development
- No onward chain
- Excellent communal facilities
- Close to shops and station





## Property

Offered to the market with no onward chain, this well maintained two-bedroom ground floor retirement apartment forms part of a secure, purpose-built gated development set within Fleet's highly regarded Blue Triangle. The bright and comfortable home enjoys a pleasant outlook and direct access to an outdoor seating area, while residents benefit from a range of communal facilities including a lounge with kitchen and library space, visitors' suite, laundry room, lift access, Estate Manager's office, emergency Careline system and beautifully landscaped gardens with gazebo and seating areas. Communal parking and an external charging point for battery vehicles are also available.

## Accommodation

The light-filled interior features a generous double-aspect sitting room with a freestanding fireplace and door opening to the outside seating area. The kitchen is fitted with a comprehensive range of cupboards and integrated appliances including oven, hob, extractor, microwave, fridge/freezer, dishwasher and more. The spacious principal bedroom offers a fitted wardrobe, while the second bedroom provides flexible additional space. A stylish shower room with electric towel rail is accessed from the welcoming entrance hall.

## Additional Information

Length of Lease - 105 years

Ground Rent - £499 p.a

Service Charge - £4650 p.a

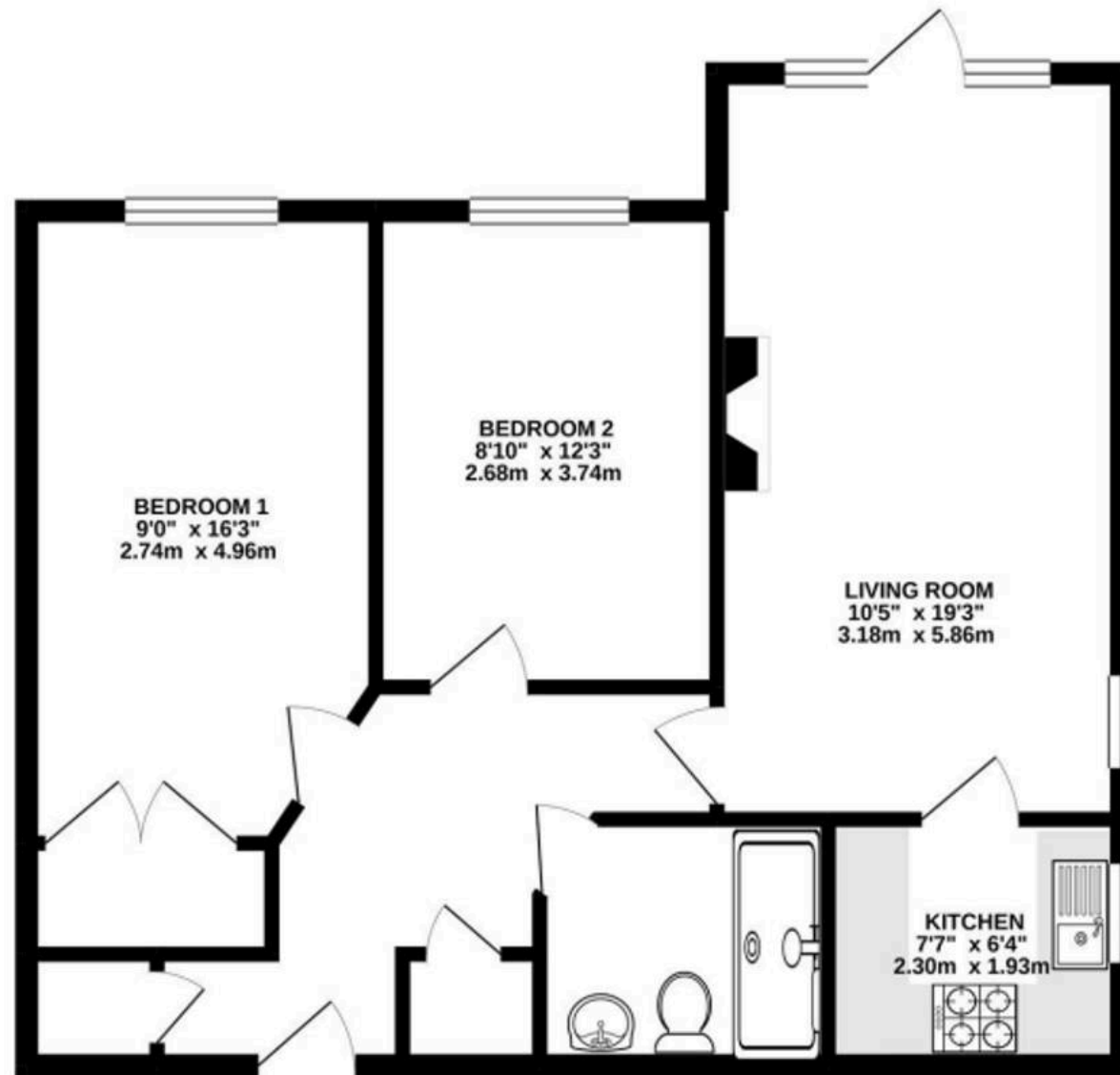
## Location

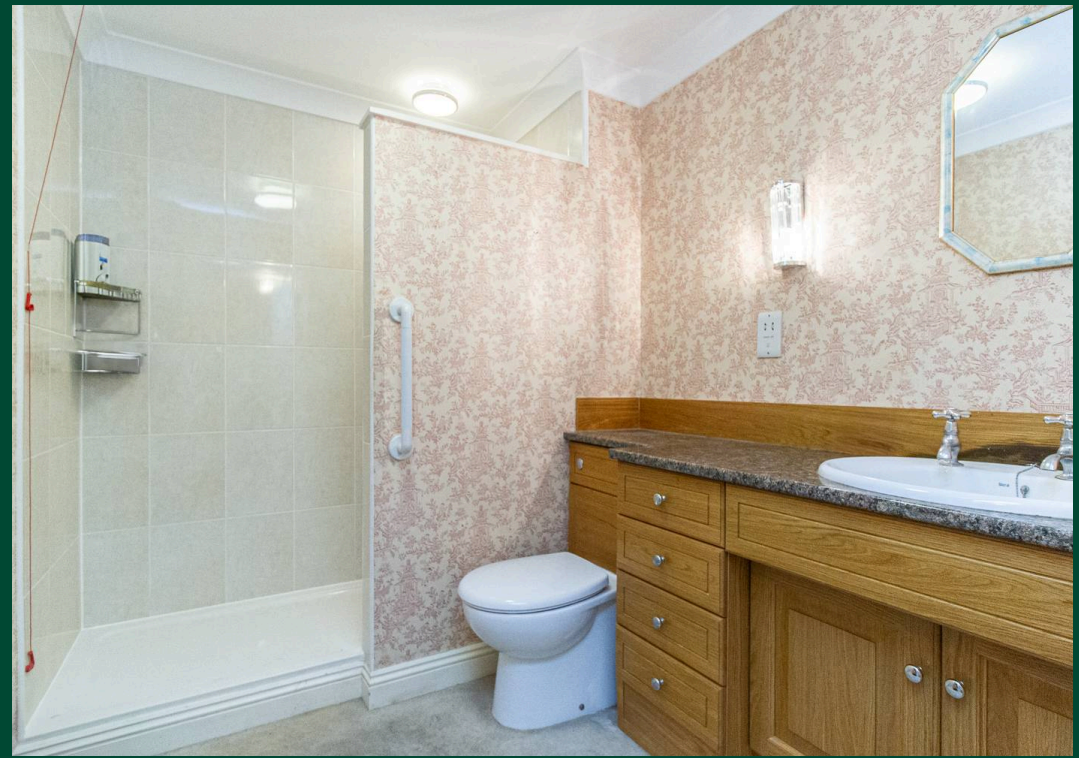
Situated within the prestigious Blue Triangle area, the development is conveniently positioned for nearby shops and everyday amenities. Fleet town centre offers an extensive choice of retailers including Marks & Spencer, Waitrose and Sainsbury's, alongside healthcare services and places of worship. Fleet mainline station is easily accessible, providing direct services to London Waterloo from approximately 43 minutes, making the area ideal for both convenience and connectivity.

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- Two bedroom accommodation
- Gated Blue Triangle development



**GROUND FLOOR**  
653 sq.ft. (60.7 sq.m.) approx.







## McCarthy Holden Fleet

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