



Lorica House, Fleet Mill, Minley Road, Fleet , GU51 2AE

£235,000

1 1 1



Discover modern living in this beautifully presented top-floor apartment, constructed just three years ago and offered with no onward chain. Perfectly positioned within walking distance of Fleet train station, this home combines contemporary design with commuter convenience.

Accessed via a secure entry system, with lift and stair access to the top floor, the apartment immediately impresses with its bright and thoughtfully designed interiors. The entrance hall leads to a spacious double bedroom, a modern three-piece bathroom suite, and a useful storage cupboard housing a washing machine. The heart of the home is the open-plan kitchen/living/dining room, enjoying elevated private views. The fitted kitchen is equipped with both eye and base level units, ample work surface, and integrated appliances including a double oven, fridge freezer, dishwasher, and a 4-ring gas hob with an extractor fan.

Externally, the property benefits from allocated parking as well as visitor spaces. The development's grounds are meticulously maintained, adding to the overall appeal. Its prime location offers excellent access to Fleet train station, making it an ideal choice for regular commuters.

Lease Details:

Years Remaining on Lease: 119 years

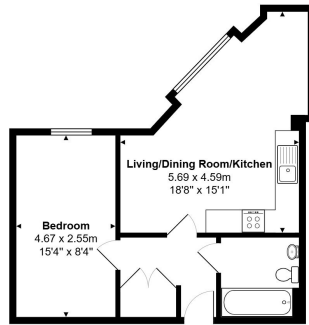
Service Charge: £1,400 per annum

Ground Rent: £0

Prospective buyers are advised to verify all lease details, service charges, and ground rent with their solicitor prior to the exchange of contracts.



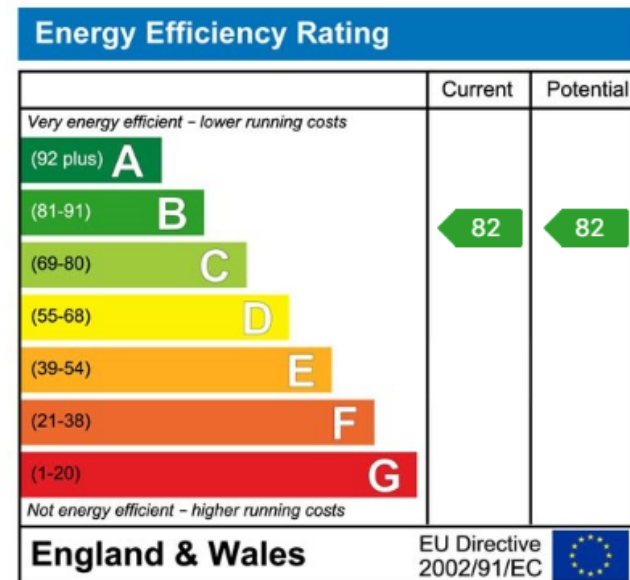
21, Loric House, Fleet Mill, Minley Road, Fleet, GU51 2AE



All measurements are approximate and for display purposes only



- No Onward Chain
- Top Floor Apartment
- Built Approximately 3 Years Ago
- Modern Finish Throughout
- Open-Plan Kitchen/Living/ Dining Room
- Double Bedroom
- Fitted Kitchen With Built in Appliances
- Three Piece Bathroom Suite
- Allocated Parking & Visitor Spaces
- Walking Distance To Fleet Train Station



01252 227121 sales@labramholmes.co.uk

www.labramholmes.co.uk