

Fleet Road | | Fleet | GU51 4BQ

Offers Over £265,000

Leasehold

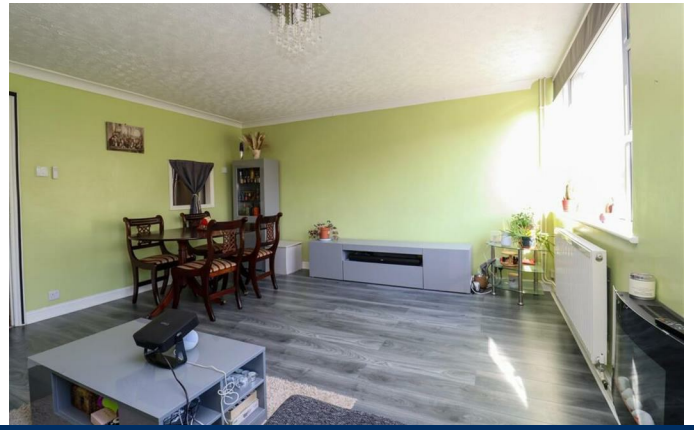
Waterfords
Residential Sales & Lettings

Fleet Road |
Fleet | GU51 4BQ
Offers Over £265,000

A spacious and modernised three-bedroom split-level maisonette in the heart of Fleet town centre, offering over 830 sq. ft. of accommodation, a private roof terrace-style garden, re-fitted kitchen and bathroom, long lease, low outgoings, and excellent access to local amenities and transport links.

- Spacious split-level maisonette extending to approximately 836 sq. ft.
- Three well-proportioned bedrooms
- Re-fitted contemporary kitchen with dining space
- Bright and spacious 15ft living/dining room
- Modern re-fitted family bathroom
- Private roof terrace-style garden
- £100 per annum ground rent and no service charges
- Approx. 113 years remaining on the lease
- Double glazed throughout
- Fleet town centre location close to shops, restaurants and amenities







Situated in the heart of Fleet town centre, this spacious and beautifully updated three-bedroom split-level maisonette offers an excellent opportunity for first-time buyers, investors, or those seeking generous accommodation with the benefit of outdoor space and exceptionally low ongoing costs.

Occupying approximately 836 sq. ft. of well-planned living space, the property is arranged over two floors and has been modernised by the current owners to create a stylish and practical home. The ground floor features a welcoming entrance hall leading to a generous 15ft living/dining room, providing ample space for both relaxation and entertaining. The recently re-fitted kitchen offers a contemporary range of units, integrated appliances, and space for a breakfast table, making it an ideal

Stylish three-bedroom split-level maisonette in the heart of Fleet, featuring a stunning rooftop garden, modern interiors, and easy access to the station and town centre amenities.











hub of the home.

Upstairs, the first-floor landing gives access to three well-proportioned bedrooms, including two comfortable doubles and a versatile third bedroom that could also serve as a nursery, dressing room, or home office. The accommodation is completed by a modern re-fitted family bathroom finished with a contemporary white suite.

A particularly attractive feature is the enclosed roof terrace-style garden, providing a private outdoor retreat that is perfect for relaxing, entertaining guests, or enjoying a morning coffee. Additional benefits include gas central heating with a smart thermostat, double glazing throughout, useful storage space, and a garden shed. A further benefit is that too the rear of the properties the residents benefit from parking.

The property is held on a long lease with approximately 113 years remaining and benefits from an attractive ownership structure with ground rent of just £100 per annum and no service charges, making it an appealing and cost-effective purchase.

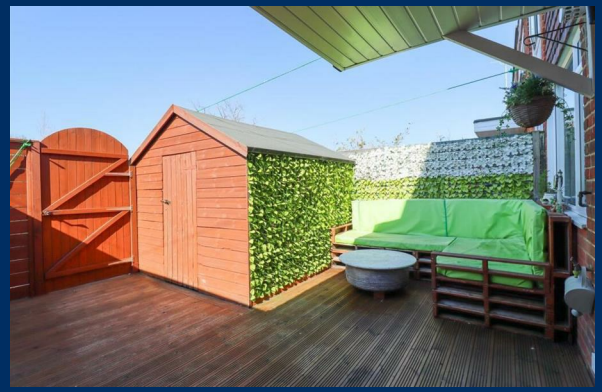
Conveniently positioned within walking distance of Fleet's excellent range of shops, cafés, restaurants, pubs and highly regarded schools, the property also enjoys easy access to Fleet mainline railway station, offering direct services to London Waterloo, as well as the M3, A30 and A3 road networks. For those who enjoy outdoor pursuits, Fleet Pond Nature Reserve, Edenbrook Country Park, the Basingstoke Canal and Hart Leisure Centre are all within easy reach.

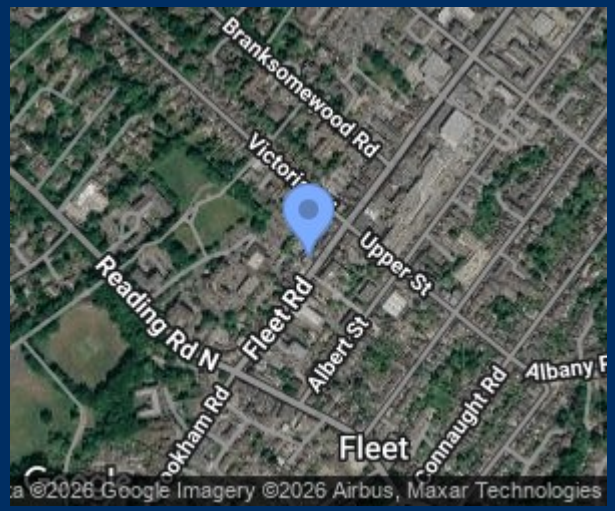
Viewing is highly recommended to appreciate the space, location and value this unique home has to offer.

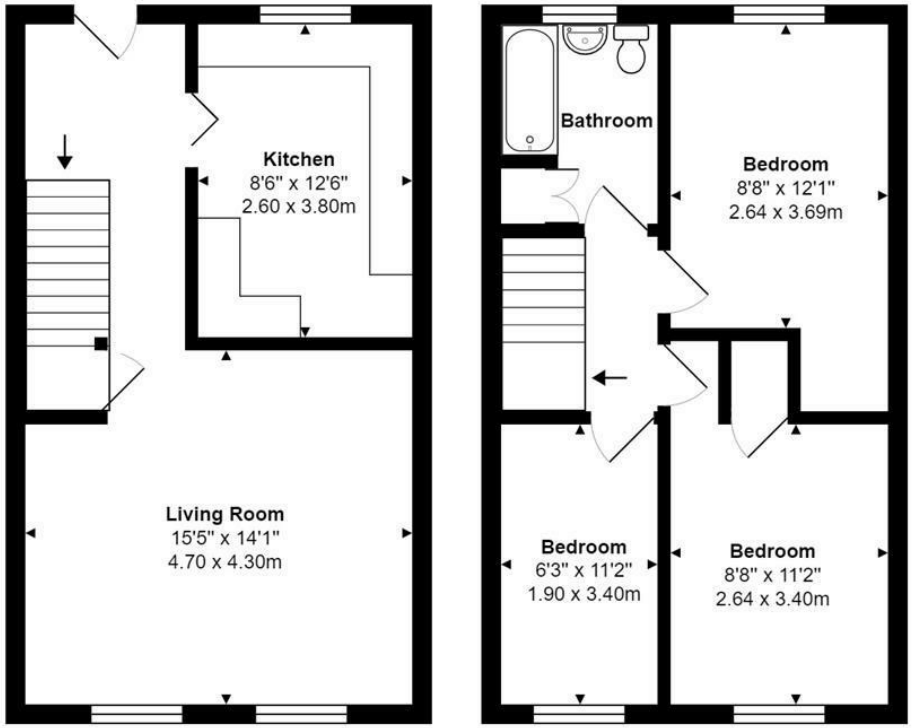
Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or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



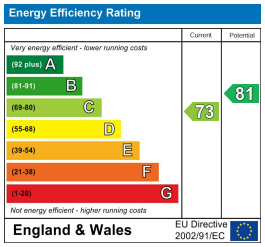






Total Area: 836 ft² ... 77.6 m²

All measurements are approximate and for display purposes only



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