



Douglas Court Fleet Road

Fleet

Guide Price £240,000



Douglas Court Fleet Road

This two-bedroom ground floor apartment is ideally situated within close proximity to Fleet mainline railway station and is offered to the market with no onward chain.

Council Tax band: C

Tenure: Leasehold 125 years remaining.

Service Charge £2445.00 per annum

Ground Rent Annual Peppercorn Rent

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Allocated Parking
- Two Double Bedrooms
- Situated Within Walking Distance of Fleet Mainline Railway Station
- No Onward Chain
- Bedroom One With Ensuite
- Close To Fleet Town Centre





Property

This two-bedroom ground floor apartment is ideally situated within close proximity to Fleet mainline railway station, making it a perfect choice for commuters and investors alike. Offered to the market with no onward chain, the property provides an excellent opportunity to purchase a well-presented home in a highly convenient location.

Accommodation

The apartment is arranged around a central hallway with a useful storage cupboard. The spacious living room enjoys a pleasant outlook over the front garden, while the fully fitted kitchen comes equipped with a dishwasher, washer/dryer, fridge/freezer, oven and hob. There are two generously sized double bedrooms, both featuring fitted wardrobes, with the master bedroom further enhanced by an en-suite shower room. A separate bathroom serves the second bedroom, completing the well-balanced layout.

Outside & Location

The property benefits from one allocated parking space and well-maintained communal grounds. Fleet is renowned for its excellent commuter links, with regular services to London Waterloo in approximately 43 minutes and easy access to the M3 motorway via Junction 4A. The town centre offers a wide range of shopping and leisure facilities, schools for all age groups, churches, health care services, and an abundance of green spaces, making this an attractive and well-connected place to live.

Council Tax Band - C

Lease Remaining - 125 years

Annual Ground Rent - Peppercorn Rent

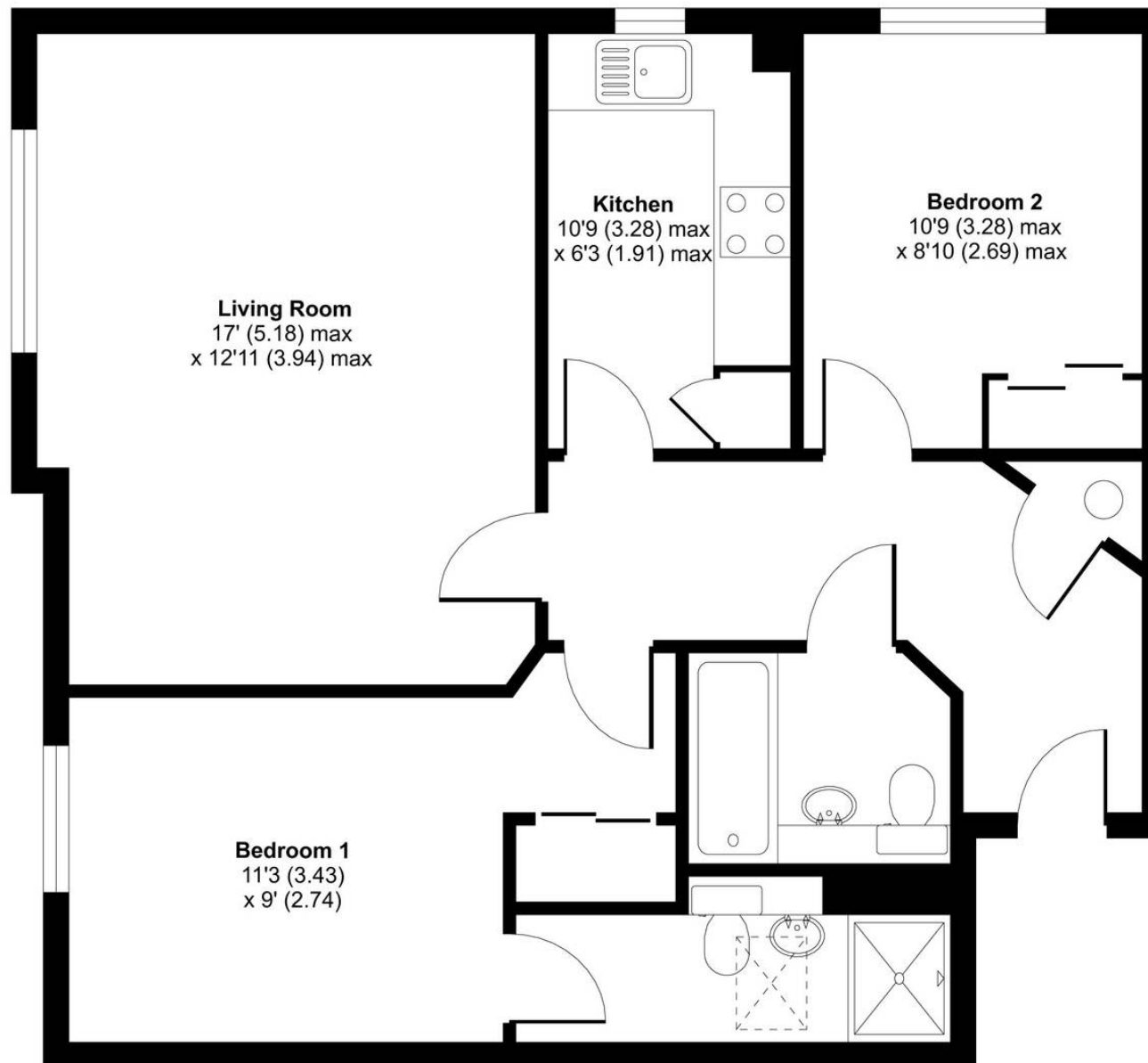
Annual Service Charge - £2,445 per annum

EPC - C



Douglas Court, Fleet Road, Fleet, Hants, GU51

APPROX. GROSS INTERNAL FLOOR AREA 716 SQFT / 66.5 SQM



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by McCarthy Holden and no guarantee as to their operating ability or their efficiency can be given.



McCarthy Holden Fleet

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