



Church Road | | Fleet | GU51 4NB

Asking Price £290,000

Leasehold

Waterford's W
Residential Sales & Lettings

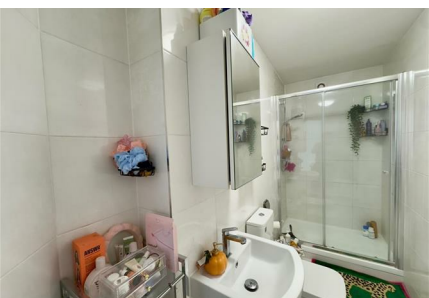
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A beautifully presented two-bedroom second-floor apartment situated in the heart of Fleet town centre, offering spacious open-plan living, a private balcony, two bathrooms, video phone entry system and the rare benefit of a secure underground parking space. Ideally located for the High Street, local amenities and Fleet mainline railway station, this modern apartment makes an ideal home or investment opportunity.

- Beautifully presented two-bedroom second-floor apartment
- Spacious open-plan living and dining area
- Contemporary fitted kitchen
- Modern family bathroom
- Secure underground allocated parking and video phone entry system
- Prime Fleet town centre location
- Private balcony accessed from the living space
- Principal bedroom with stylish en-suite shower room
- Lift access to 2nd floor
- Long lease and low service charges

Situated in the heart of Fleet town centre, this beautifully presented two-bedroom second-floor apartment offers spacious, contemporary living in an exceptionally convenient location. The property benefits from lift access, a private balcony and the significant advantage of secure underground parking.





The accommodation is centred around a bright and generously proportioned open-plan living and dining area, providing an excellent space for both relaxing and entertaining. Full-height doors open directly onto the private balcony, creating a seamless connection between the living space and the outdoors. The contemporary kitchen is well appointed with a range of fitted units, ample storage and generous workspace.

The property offers two well-proportioned double bedrooms, with the principal bedroom benefitting from a stylish en-suite shower room. A modern family bathroom serves the second bedroom and the rest of the apartment, making the accommodation equally well suited to professionals, downsizers or those looking for a comfortable home with excellent guest accommodation.

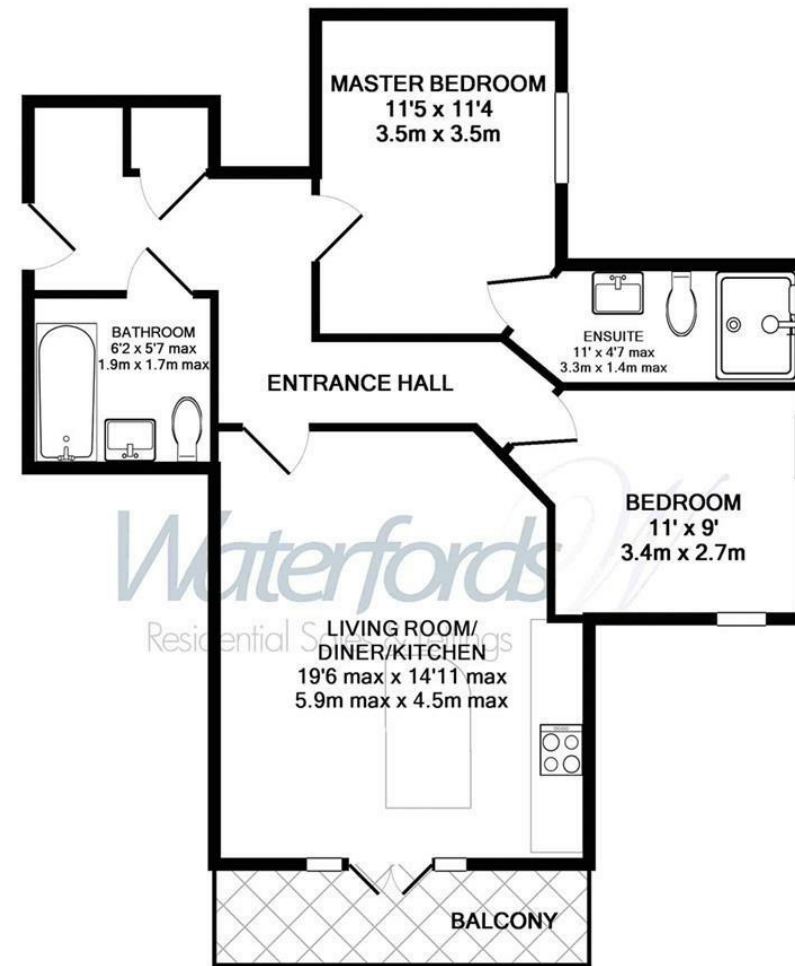
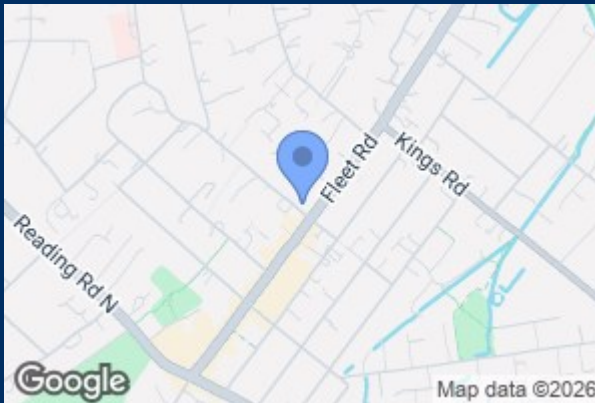
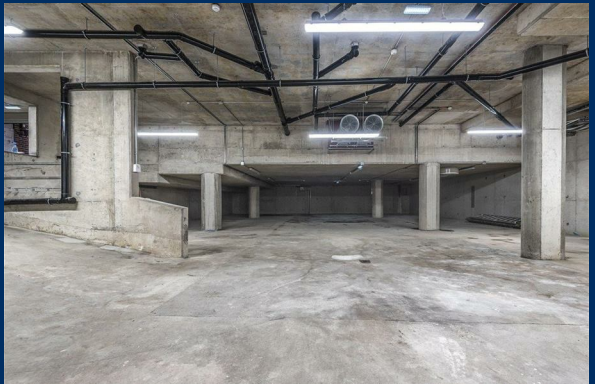
Further benefits include a long lease, low service charges, secure entry system, lift access to all floors and allocated underground parking — an increasingly rare and highly desirable feature for a town centre apartment.

Crondall Place occupies a prime position within Fleet's sought-after Blue Triangle area, just moments from the High Street. Residents are within easy reach of an excellent range of shopping, dining and leisure facilities, including Waitrose, Marks & Spencer Food, Sainsbury's, independent retailers, restaurants and cafés. Fleet mainline railway station is also within easy reach, offering direct services to London Waterloo in approximately 43 minutes, while the M3 and M4 motorways provide excellent road links to the wider region.

Combining generous accommodation, modern living and exceptional convenience, this impressive apartment represents an ideal home for first-time buyers or downsizers, as well as an attractive investment opportunity.

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 or Ewshot? 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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