



Bramshott Place | | Fleet | GU51 4QF

Asking Price £275,000

Leasehold



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Extended Lease and Private Balcony A beautifully presented two-bedroom, two-bathroom first floor apartment with a private balcony overlooking mature trees, offering spacious living accommodation, underfloor heating throughout, allocated parking and the benefit of a brand-new extended lease with peppercorn ground rent. Ideally situated within walking distance of Fleet town centre, Fleet mainline station and excellent local amenities, this exceptional home is perfect for first-time buyers, downsizers and investors alike.

- Beautifully presented first floor apartment in the sought-after Bramshott Place development
- Entire apartment offered in excellent decorative order.
- One of a handful of apartments to provide a 50 sq.ft. balcony overlooking the apartments communal gardens
- Underfloor heating throughout for year-round comfort
- Extended lease with peppercorn ground rent for long-term peace of mind
- Spacious 18ft living/dining room extremely adaptable to include work and general living space.
- Two generous double bedrooms with fitted wardrobes, master ensuite
- Good sized contemporary fitted kitchen with integrated appliances
- Individual allocated parking space, secure entry system and communal bike store.
- Ideally located within walking distance of Fleet town centre, Fleet mainline station, Fleet Pond Nature Reserve and excellent local schools

Situated within the highly sought-after Bramshott Place development, this beautifully presented first-floor apartment offers spacious, contemporary accommodation in an exceptionally convenient location close to Fleet town centre, the mainline railway station and Fleet Pond Nature Reserve.

The apartment is offered in excellent decorative order throughout and enjoys





a well-balanced layout designed for modern living. A particular feature is the impressive 18ft living/dining room, providing a versatile space for both relaxation and entertaining, with ample room for a home office setup if required. From here, residents can enjoy access to one of the development's standout features – a 50 sq.ft private balcony overlooking the attractive communal gardens, a benefit enjoyed by only a handful of apartments within the building.

The contemporary fitted kitchen is well-appointed with a range of integrated appliances and offers both practicality and style. There are two generous double bedrooms, both benefiting from fitted wardrobes, whilst the principal bedroom further enjoys the convenience of an en-suite shower room. A modern family bathroom serves the remaining accommodation.

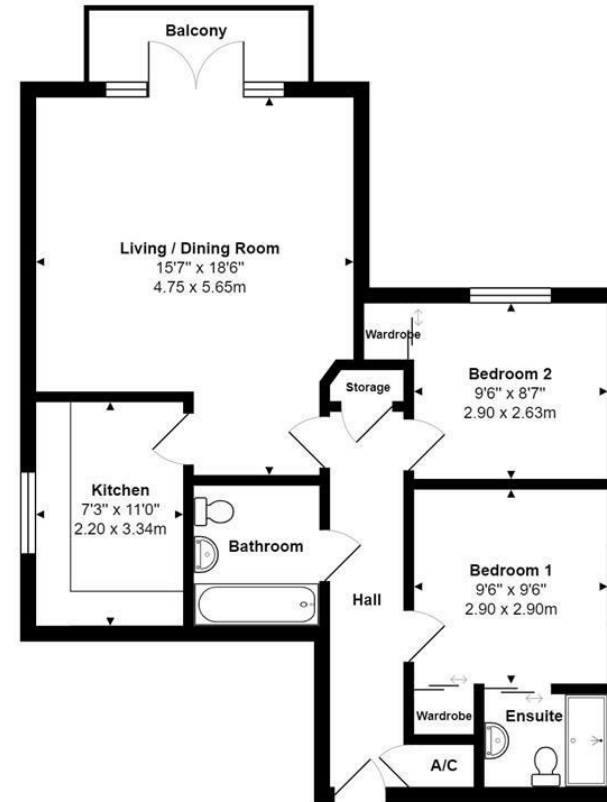
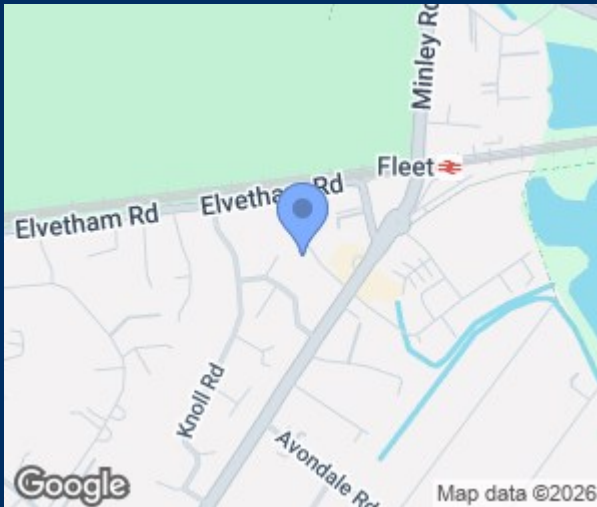
Further benefits include underfloor heating throughout, providing year-round comfort, a secure entry system, an individual allocated parking space and access to a communal bicycle store.

Secure long-term ownership with an extended lease already in place — an increasingly important feature for today's buyers and lenders — while avoiding the need to pay hundreds of pounds in escalating annual ground rent charges. Lease extensions can often cost tens of thousands of pounds, in addition to legal fees for both the leaseholder and freeholder, making this a significant benefit already taken care of for the next owner. Many mortgage lenders now require leases with at least 90 years remaining in order to provide competitive mortgage options and preserve future marketability.

Ideally positioned within walking distance of Fleet town centre, Fleet mainline station, Fleet Pond Nature Reserve and a selection of highly regarded local schools, this exceptional apartment would make an ideal purchase for professional couples, downsizers, commuters and investors alike.

Are you looking to buy a property in Fleet or Ewshot? 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: 710 ft² ... 65.9 m² (excluding balcony)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C	77	77
(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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