



St. James Road | | Fleet | GU51 3FE

Asking Price £250,000

Leasehold

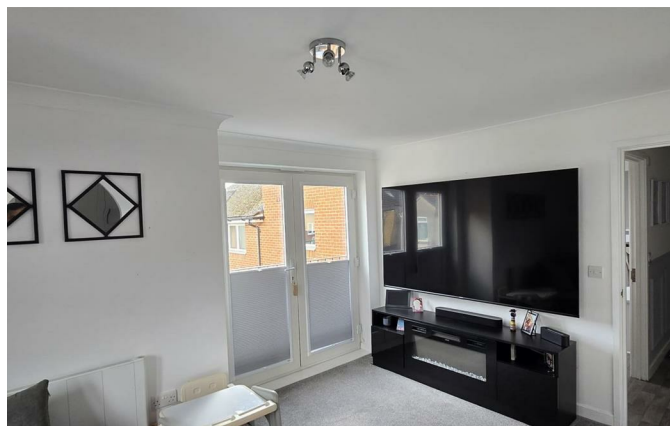
Waterford's *W*
Residential Sales & Lettings

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Fleet | GU51 3FE
Asking Price £250,000

Attractive first-floor apartment in excellent decorative order, featuring a bright lounge with Juliette balcony, a modern fitted kitchen, two double bedrooms including a master with ensuite, plus a further bathroom. The property benefits from allocated and visitor parking and is ideally located within walking distance of Fleet town centre and just one mile from the mainline train station. Offered with a long 170-year lease, it makes an excellent first-time buy.

- First floor floor sought after apartment with allocated and visitor parking
- Excellent First time buy.
- Two double bedrooms
- Excellent decorative order throughout
- Level 1 mile walk to Fleet mainline train station.
- Light Lounge with Juliette balcony
- Built in kitchen with oven, hob and extractor and plumbing for further appliances
- Mater bedroom ensuite with further bathroom
- Within walking distance of Fleet town centre and amenities
- 170 year lease.

Located within a sought-after development, this first-floor apartment offers bright, well-presented accommodation throughout and represents an excellent opportunity for first-time buyers or investors alike.





A key feature of the home is the light and airy lounge, enhanced by a Juliette balcony that provides an attractive outlook and floods the room with natural light. The fitted kitchen comes complete with integrated oven, hob and extractor with plumbing for further appliances, all of which offers a practical and contemporary space for cooking and dining.

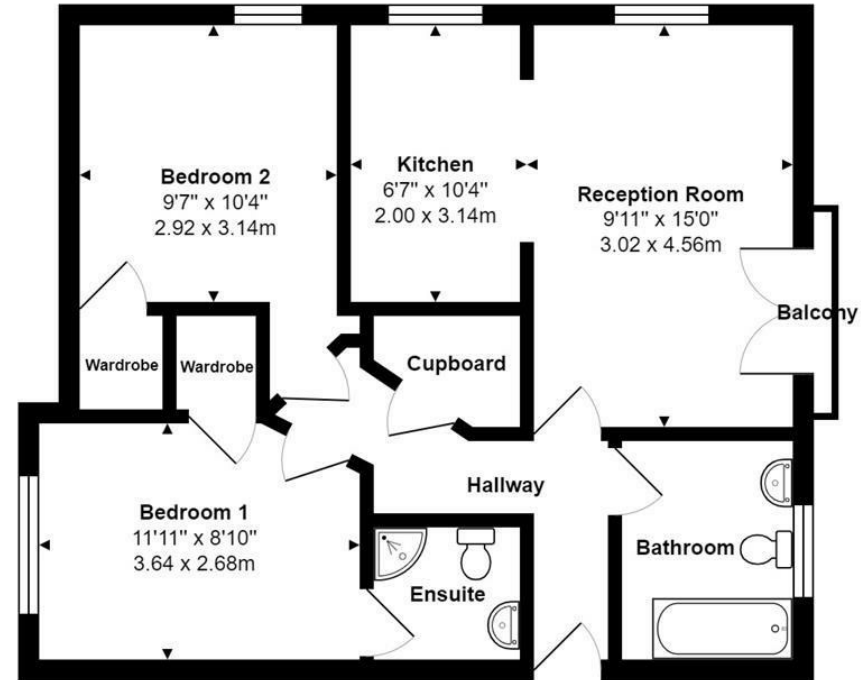
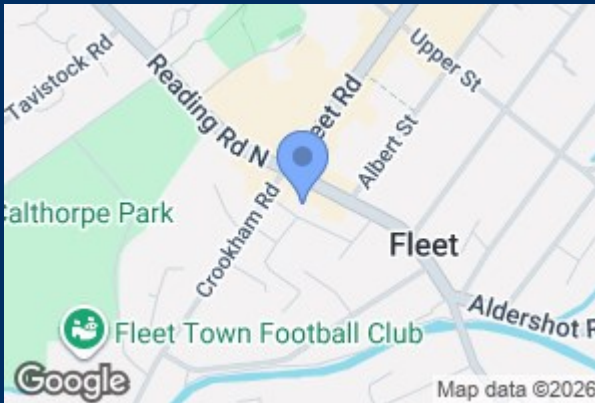
The property benefits from two well-proportioned double bedrooms, including a master bedroom with ensuite shower room, complemented by a further modern bathroom. Presented in excellent decorative order throughout, the apartment is ready for immediate occupation.

Ideally positioned for convenience, the property is within walking distance of Fleet town centre and local amenities, while Fleet mainline train station is just a level one-mile walk, providing fast services to London Waterloo. Added peace of mind is provided by the long 170-year lease.

This is a superb opportunity to acquire a stylish, well-located apartment in one of Fleet's popular residential areas.

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: 641 ft² ... 59.5 m² (excluding balcony)

All measurements are approximate and for display purposes only

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(59-80) C	
(35-58) D	
(29-34) E	
(21-28) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
England & Wales	EU Directive 2002/91/EC

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