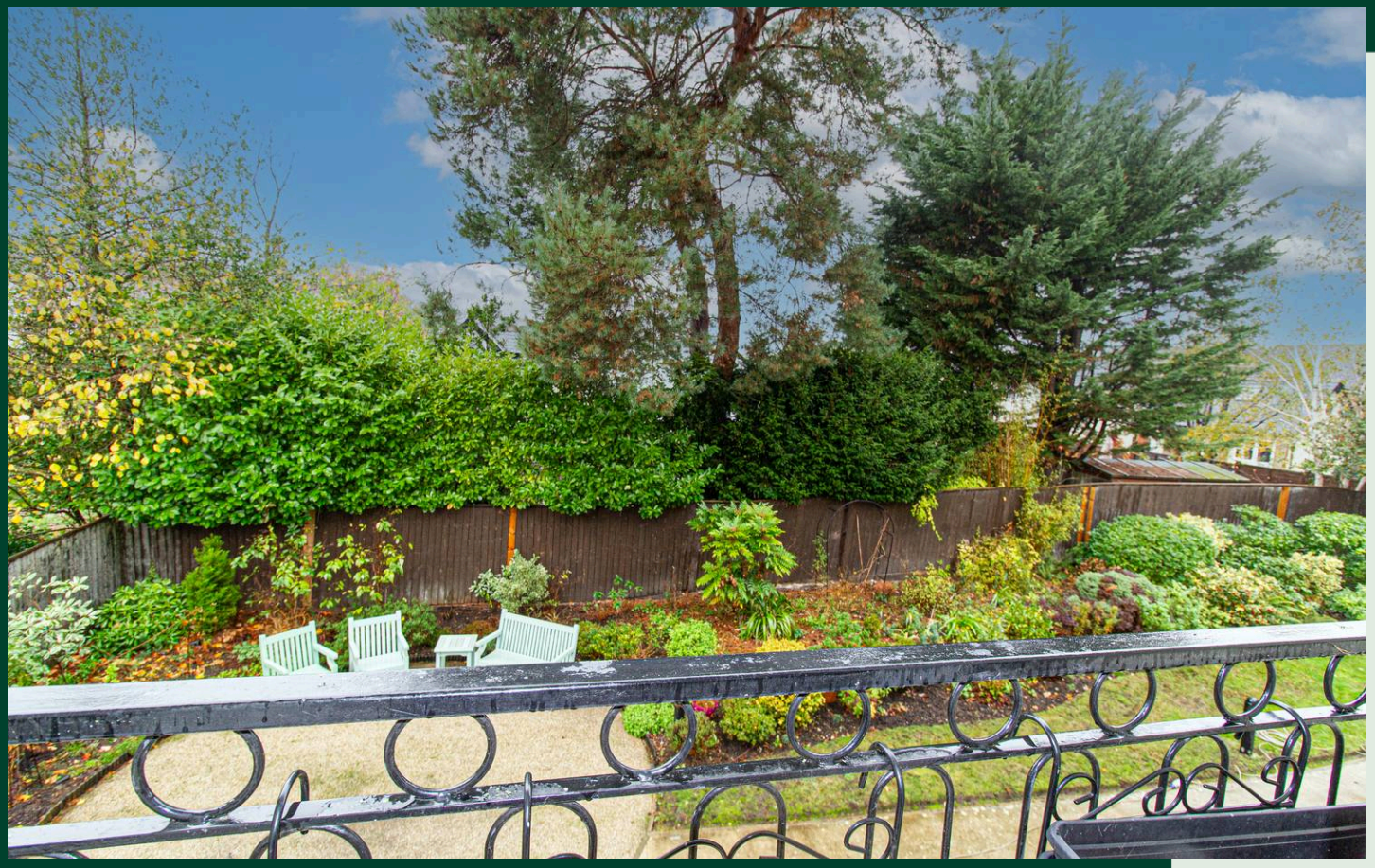


Cadogan Court Branksomewood Road, Fleet

Fleet

McCarthy Holden

Guide Price £150,000







23 Cadogan Court Branksomewood Road

Fleet

Offered to the market with no onward chain, this well-presented one-bedroom retirement apartment for over 55s is situated at the end of the first floor.
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C

- South Facing First Floor Apartment
- Juliet Balcony
- Gated Development
- Close To Local Amenities
- On Site Manager And 24 Hour Care Line
- Re fitted Bathroom And Re Furbished Kitchen

McCarthy Holden









The Property

Offered to the market with no onward chain, this well-presented one-bedroom retirement apartment for over 55s is situated at the end of the first floor, with neighbours on just two sides. It forms part of an attractive, purpose-built gated development in Fleet's highly regarded Blue Triangle area, close to the High Street. The apartment offers bright and well-proportioned accommodation of approximately 517 sq ft, freshly painted throughout, and enjoys a quiet position with a pleasant outlook over the beautifully maintained communal gardens.

Residents benefit from an excellent range of facilities, including a separate communal lounge with kitchen and library areas, a guest suite, a laundry room, lift access, an intercom entry system and an on-site Estate Manager. There is also a 24-hour emergency Careline system, with pull cords in every room, providing additional reassurance and peace of mind.

Accommodation

The spacious living room is ideal for relaxation, dining and entertaining, with a Juliet balcony overlooking the communal gardens. Its south-facing aspect floods the room with natural light, creating a particularly bright and welcoming environment. The refurbished kitchen is fitted with a comprehensive range of cupboards and new work surfaces and sink, complemented by an excellent selection of integrated appliances, including an oven, new hob, extractor, fridge/freezer and new washing/drying machine.

The generous double bedroom benefits from excellent storage, including a built-in double wardrobe. Completing the accommodation is a brand-new, stylish walk-in shower room, fitted with a modern suite and electric heated towel rail. The accommodation is accessed via a welcoming entrance hall.

Additional Information

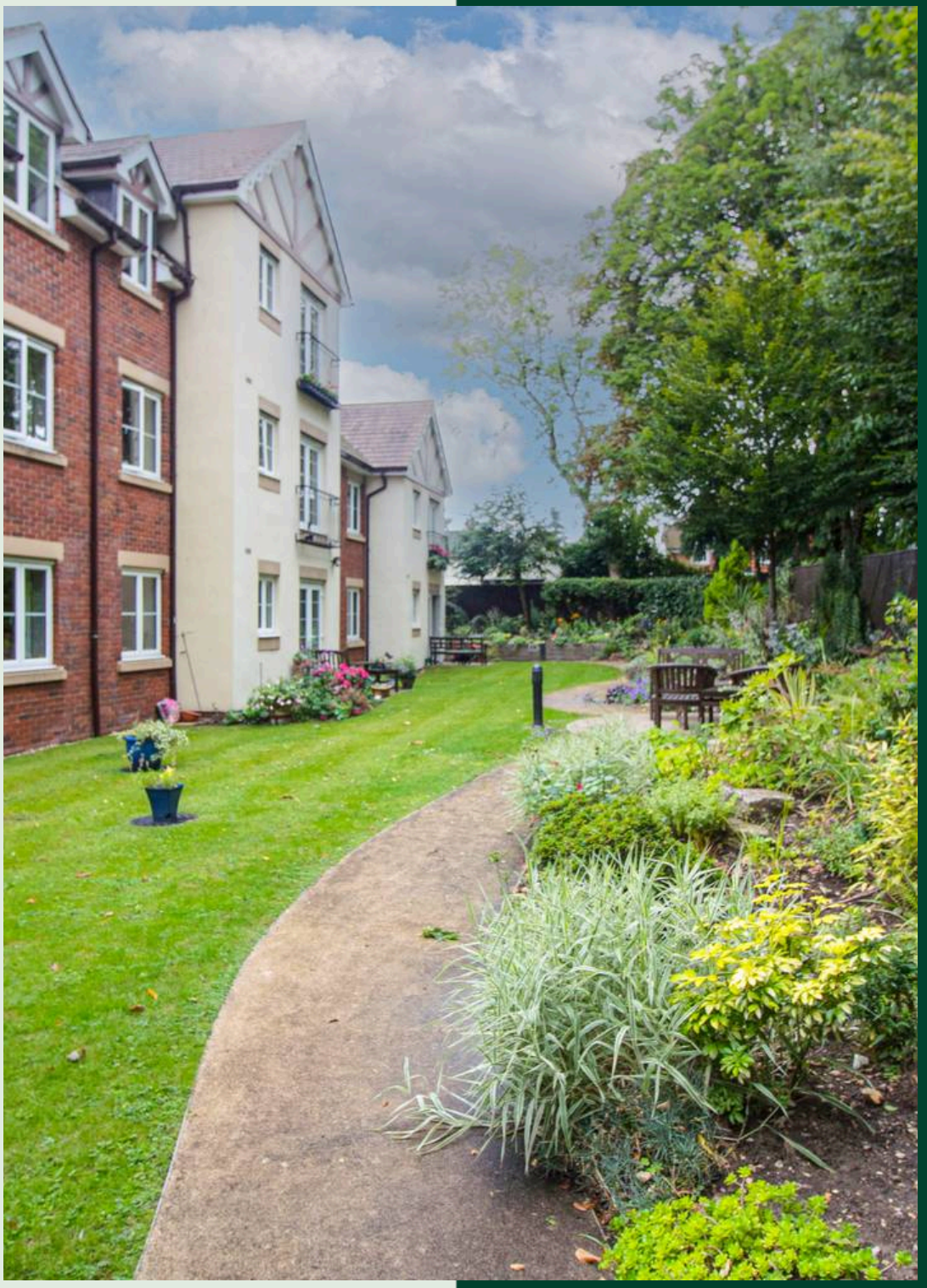
Energy Performance Certificate (EPC) B

Hart District Council Tax C

Service Charge £3,653 p.a.

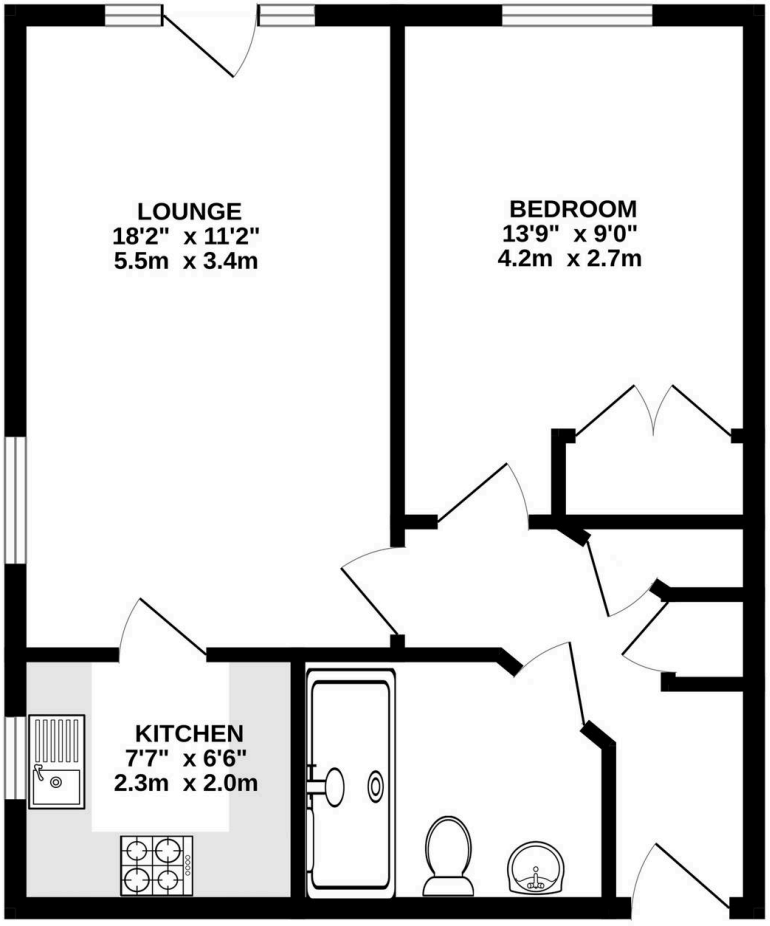
Ground Rent £459 p.a.

Length of Lease 105 years remaining





517 sq.ft. (48.0 sq.m.) approx.



23 CADOGAN COURT

TOTAL FLOOR AREA : 517sq.ft. (48.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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CADOGAN COURT







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