

Woodlands | | Fleet | GU51 4NU

Asking Price £210,000

Leasehold

Waterfords
Residential Sales & Lettings

Woodlands |
Fleet | GU51 4NU
Asking Price £210,000

A two-bedroom split-level maisonette in a popular Fleet location, ideal for cash buyers and with no onward chain. The property requires further finishing and improvement, while benefiting from a private rear garden, garage in block, approximately 80 years remaining on the lease and a ground rent of just £10 per annum. An excellent opportunity for those seeking a project to complete to their own specification.

- Two-bedroom split-level maisonette
- Separate fitted kitchen
- Private rear garden
- No onward chain
- Approximately 80 years remaining on the lease
- Spacious living/dining room
- Family bathroom
- Garage in nearby block
- Requires finishing and further improvement
- £10 per annum ground rent

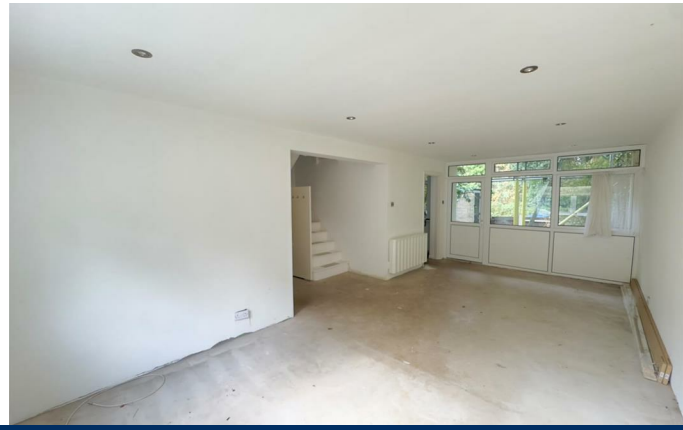
A two-bedroom split-level maisonette situated within the popular Woodlands development in Fleet, offering well-proportioned accommodation arranged over two floors, together with a private rear garden and garage in a nearby block. The property is offered to the market with no onward chain and represents an excellent opportunity for a cash buyer looking for a property requiring further finishing and improvement.

The accommodation is approached via a communal entrance, with the ground floor providing a particularly generous open-plan living and dining space. The living room benefits from a large windows and rear door overlooking the rear garden, allowing plenty of natural light into the room. Stairs rise from the living area to the first floor, creating a practical split-level layout.

The kitchen is positioned off the living room and has been fitted with a range of contemporary wall and base units, complemented by work surfaces and an inset stainless-steel sink. Integrated appliances include an oven and induction hob, with

















space and plumbing for further appliances. The kitchen also benefits from a large window overlooking the rear garden.

On the first floor are two well-proportioned bedrooms, with both rooms providing useful accommodation for a variety of needs. The principal bedroom is a good-sized double room, while the second bedroom would work well as a further bedroom, home office or guest room. The family bathroom includes a bath, wash hand basin and WC. The room is currently part-finished and will require further works to complete the accommodation.

Externally, the property benefits from a private rear garden, providing valuable outside space and further potential for landscaping and improvement. There is also a garage situated in a nearby block, providing useful secure storage and parking.

The property is in need of finishing off and further improvement, and prospective purchasers should be aware that there are works required before the property can be considered fully finished. This is reflected in the asking price and provides an opportunity for the successful purchaser to complete and finish the property according to their own requirements.

Further benefits include no onward chain, approximately 80 years remaining on the lease and a particularly low ground rent of just £10 per annum.

Woodlands is situated in the prestigious 'blue triangle' area of Fleet and conveniently located within walking distance of Fleet high street and Fleet station. Fleet high street boasts an array of bars, restaurants and shops including the Hart Shopping Centre. Hart Leisure Centre is also an excellent feature of Fleet, offering a wide range of facilities and home to many local sports and clubs.

Waterfords are delighted to represent this excellent apartment, and viewings are highly recommended to truly appreciate the opportunity. Book your viewing today!

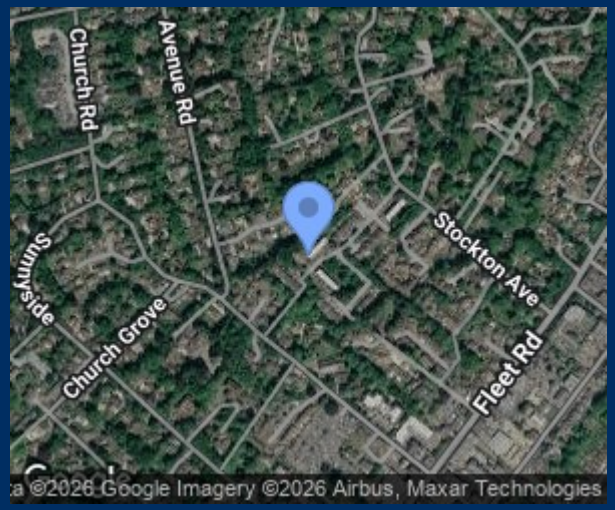
Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!

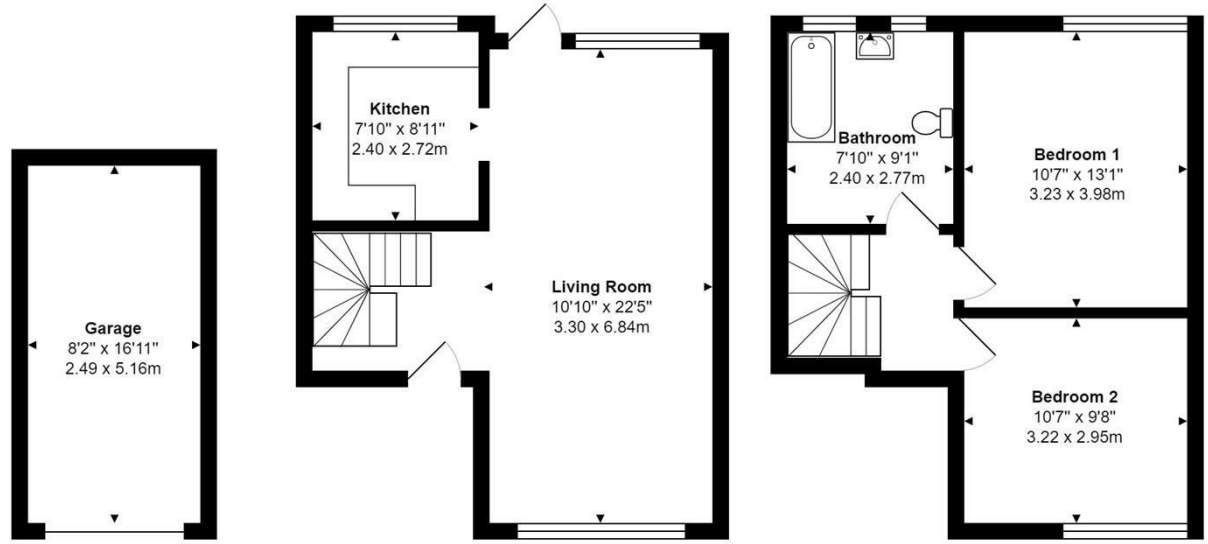
Are you wondering: how much is my house worth in Fleet? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.

Disclaimer: “All services/appliances have not and will not be tested”





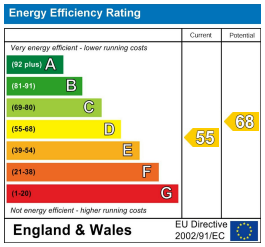




(Not shown in actual location)

Total Area: 887 ft² ... 82.4 m²

All measurements are approximate and for display purposes only



39 The Hart Centre
Fleet
Hampshire
GU51 3LA
01252 623333
fleet@waterfords.co.uk