



Clarence Road | | Fleet | GU51 3XX

Asking Price £100,000

Leasehold





Clarence Road |  
Fleet | GU51 3XX  
Asking Price £100,000

- An outstanding 1 bedroom first floor apartment situated in a popular 55 years and over development within easy walking distance of Fleet town centre. The property is maintained to an exceptional standard and should be viewed as soon as possible to avoid disappointment.
- Refitted Kitchen with built in appliances
- Good sized bedroom with feature bay window and wardrobes.
- Exceptional age restricted 1 bedroom apartment for the 55 and overs
- immaculately presented throughout and recently decorated.
- Superb communal gardens and Allocated parking

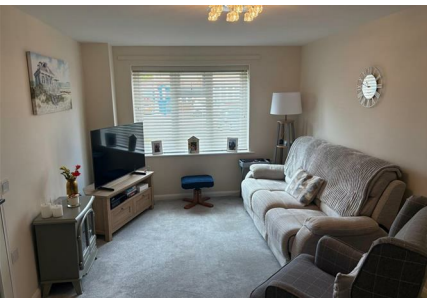
A beautifully presented one-bedroom retirement apartment for the over 55s, ideally situated within walking distance of Fleet town centre.

This exceptional property has been immaculately maintained and recently redecorated throughout, offering bright and welcoming accommodation ready for immediate occupation. The apartment features a stylish refitted kitchen complete with a range of integrated appliances, perfect for modern, low-maintenance living.





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The well-proportioned bedroom enjoys a feature bay window, allowing for an abundance of natural light, and benefits from fitted wardrobes providing excellent storage.

Further advantages include superbly maintained communal gardens, ideal for relaxation, along with the added convenience of allocated parking.

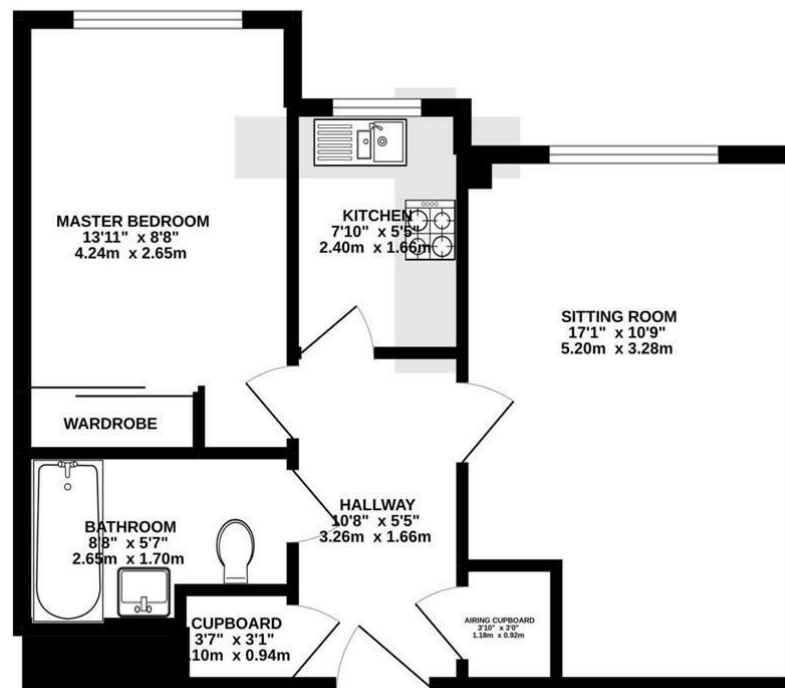
Located in a highly desirable position close to local shops, amenities, and transport links, this apartment represents an excellent opportunity for those seeking a comfortable and secure lifestyle in the heart of Fleet.

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.



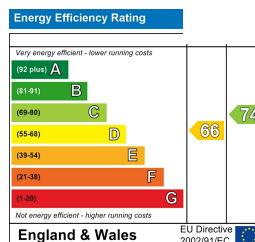
## GROUND FLOOR 460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 460 sq.ft. (42.8 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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