



Reading Road South | Church Crookham | Fleet | GU52 6AE

Asking Price £175,000

Leasehold

*Waterford's* W  
Residential Sales & Lettings



Reading Road South | Church  
Crookham  
Fleet | GU52 6AE  
Asking Price £175,000

A spacious and well-presented 1-bedroom ground floor apartment located on the popular Reading Road South in Fleet. Offering a generous living room, separate kitchen, and double bedroom, this property is ideally situated close to local amenities and transport links—perfect for first-time buyers, investors, or downsizers.

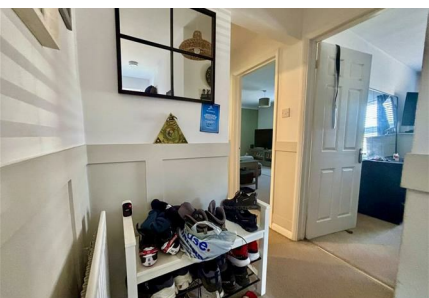
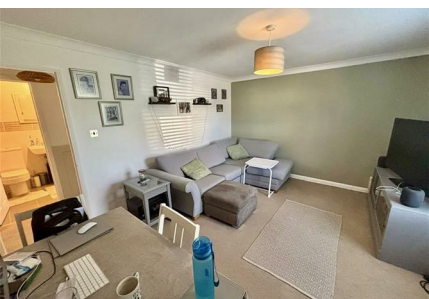
- Spacious ground floor apartment
- Well-proportioned double bedroom
- Bright and airy living room
- Separate modern kitchen
- Bathroom with full-size bathtub and overhead shower
- Ideal for first-time buyers, investors, or downsizers

Welcome to this delightful 1-bedroom ground floor apartment, ideally located on the sought-after Reading Road South in Fleet. Offering a well-balanced layout of living space, this property is perfect for first-time buyers, investors, or those looking to downsize without compromising on comfort or location.

Upon entry, you are greeted by a central hallway that provides access to all main rooms. The spacious living room (12'1" x 14'9") is light and airy, ideal for relaxing or entertaining guests. Adjacent is a well-proportioned double bedroom, offering ample space for furniture and storage.







The separate kitchen is smartly arranged, with room for essential appliances and a practical layout for home cooking. The bathroom is conveniently located off the hall and features a full-size bathtub with overhead shower, toilet, and basin.

The apartment forms part of a converted period property, with access to outdoor communal areas and on-street parking nearby. Set in a popular residential area, it is within easy reach of Fleet town centre, local shops, amenities, and excellent transport links including Fleet mainline station.

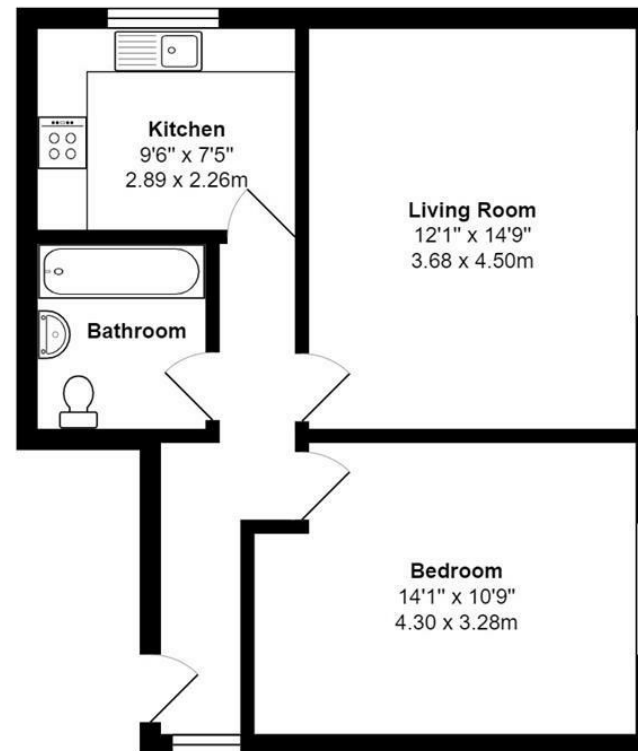
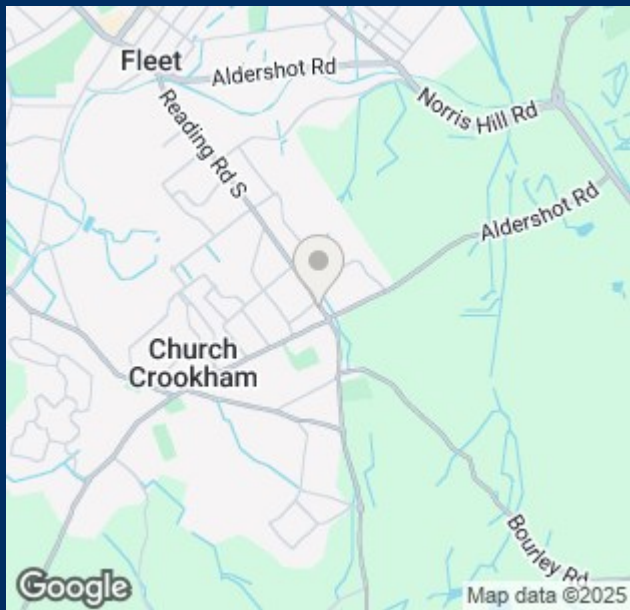
Whether you're looking for a convenient home or a smart investment, this property ticks all the boxes.

Fleet is ideally situated for access to the M3 and other major road links, along with its mainline station providing fantastic rail links to Waterloo, Basingstoke and Southampton. The local Buzz bus service also offers links to the surrounding towns of Farnborough, Aldershot and Farnham. Easy access to surrounding countryside including Fleet pond nature reserve, a notable beauty spot. In addition to the town's desirable location, contributes to why Fleet has recently been voted the best place to live in the UK by the Halifax quality of life study, and making Fleet a popular choice for families and commuters alike.

Disclaimer: This Information has been obtained and provided by the Property Owner

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: 490 ft<sup>2</sup> ... 45.5 m<sup>2</sup>

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                                   |  |                         |           |
| (55-68) D                                   |  | 71                      | 76        |
| (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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