



Reading Road South | | Fleet | GU52 7TP

Asking Price £145,000

Leasehold

*Waterford's* W  
Residential Sales & Lettings

Reading Road South |  
Fleet | GU52 7TP  
Asking Price £145,000

This bright and well-presented top-floor apartment offers a spacious reception room, separate kitchen, double bedroom, and modern bathroom, all designed for comfortable living. Enjoy peace and privacy while being close to shops, transport links, and green spaces. Perfect for first-time buyers, downsizers, or investors, with no onward chain.

- Prime Top-Floor Location
- Bright Interiors
- Comfortable Double Bedroom
- No Onward Chain
- Allocated Parking for 2 Cars
- Spacious Reception Room
- Separate Kitchen
- Easy Access to Fleet Town Centre
- Large Communal Gardens
- Excellent Transport Links

Situated in the vibrant town of Fleet, Hampshire, this beautifully presented top-floor one-bedroom apartment on Reading Road South combines a practical layout, bright interiors, and comfortable modern living. Perfect for first-time buyers, investors, or those looking to downsize, this property offers both charm and convenience.

The apartment opens into a welcoming entrance hall leading to a spacious reception room measuring approximately 12'9" x 16'4". Filled with natural light, this versatile space provides ample room for both living and dining, creating a perfect environment for relaxing or entertaining guests.

A separate kitchen, conveniently located just off the reception, is well-equipped with generous storage and worktop areas, ideal for everyday cooking. The bedroom, tucked quietly to the rear,





measures approximately 8'6" x 12'2" and comfortably accommodates a double bed and additional furnishings. A well-appointed bathroom is accessed from the hallway, with a useful cupboard providing extra storage.

Being on the top floor, the apartment benefits from a peaceful outlook and enhanced privacy, while remaining within easy reach of local shops, amenities, transport links, and scenic green spaces.

Fleet enjoys excellent connectivity, with access to the M3 and other major road networks, as well as its mainline station, offering fast trains to Waterloo, Basingstoke, and Southampton. The local Buzz bus service connects Fleet to nearby towns including Farnborough, Aldershot, and Farnham, while Fleet Pond Nature Reserve and surrounding countryside provide beautiful spots for leisure. Recently voted the best place to live in the UK by the Halifax Quality of Life Study, Fleet remains a highly desirable location for families, commuters, and professionals alike.

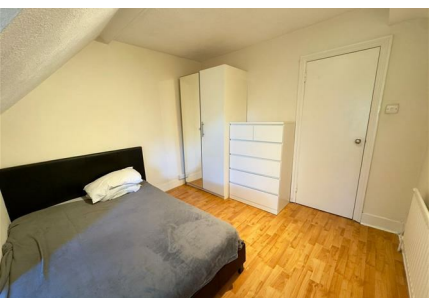
This apartment presents a fantastic opportunity to own a charming home with character in a thriving community. With no onward chain, it's an ideal choice for anyone seeking a stylish, low-maintenance property in a prime location.

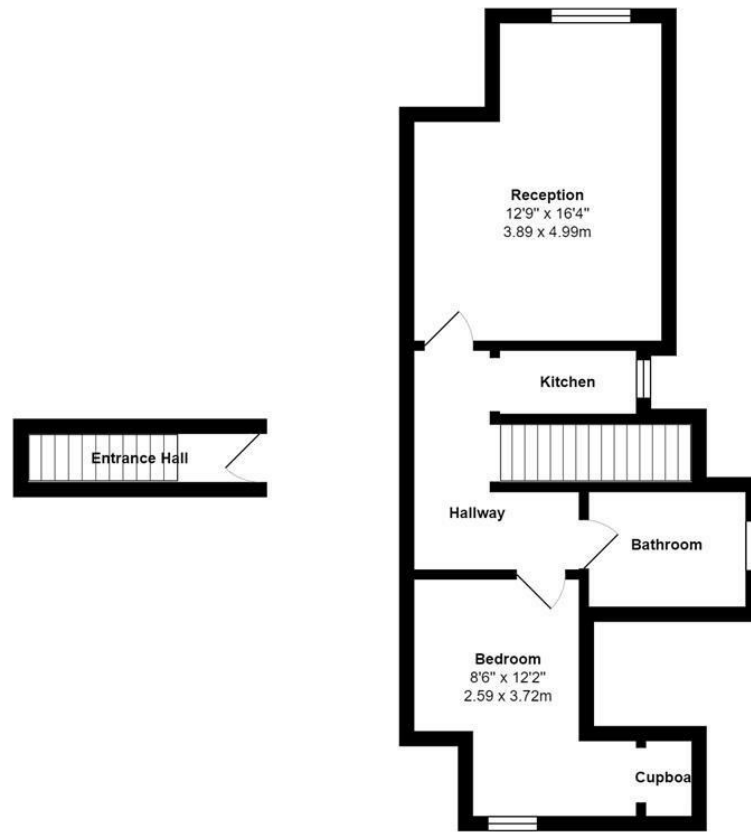
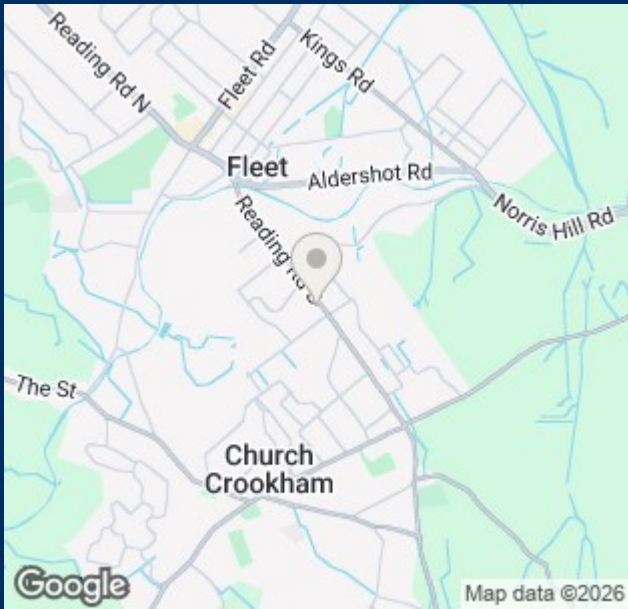
Waterfords Estate Agents highly recommend an early viewing to fully appreciate this lovely apartment and its desirable setting. Book your appointment today to avoid disappointment.

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





Total Area: 517 ft<sup>2</sup> ... 48.0 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) <b>A</b>			
(91-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	62
(39-54) <b>E</b>			
(11-38) <b>F</b>			
(1-10) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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