



Bramshott Place

Fleet Road | | Fleet | GU51 4QF

Asking Price £250,000

Leasehold

*Waterfords* W  
Residential Sales & Lettings

Bramshott Place  
Fleet Road |  
Fleet | GU51 4QF  
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A beautifully presented and exceptionally spacious two-bedroom, two-bathroom ground-floor apartment, offered to the market with no onward chain and located within the highly sought-after Bramshott Place development in Fleet's prestigious Blue Triangle. Featuring a bright dual-aspect living/dining room with access to a private patio, modern kitchen, allocated parking and well-maintained communal grounds, the property is ideally positioned within walking distance of Fleet town centre, mainline station and Fleet Pond Nature Reserve.

- Offered to the market with no onward chain
- Ground-floor apartment with private patio accessed from the living/dining room
- Two generous double bedrooms, both with fitted wardrobes
- Allocated parking, communal gardens & secure cycle store
- Easy access to Fleet Pond, Basingstoke Canal & Velmead Common
- Sought-after location in Fleet's prestigious Blue Triangle
- Separate modern kitchen with integrated appliances
- New lease with peppercorn ground rent
- Walking distance to Fleet town centre & mainline station
- Ideal for first-time buyers, downsizers & investors

Waterfords are delighted to offer to the market with no onward chain this





exceptionally spacious and well presented two-bedroom, two-bathroom ground-floor apartment, ideally situated within the highly sought-after Bramshott Place development in Fleet's prestigious Blue Triangle. Perfectly placed within walking distance of Fleet town centre and the mainline station, this superb home combines modern convenience, generous accommodation and an enviable setting. The seller has extended the lease, with a peppercorn ground rent, offering long-term peace of mind for future owners.

On entering the property, you are welcomed by a wide and well-appointed entrance hall, offering excellent storage space and easy access to all principal rooms. To the right sits the contemporary family bathroom, stylishly fitted with a modern three-piece suite. The impressive principal bedroom benefits from a sleek en-suite shower room and extensive built-in wardrobes. Bedroom two is also a spacious double, complete with its own fitted wardrobe—ideal for guests, sharers or a home office.

The standout feature of the property is the large, dual-aspect living/dining room which enjoys an abundance of natural light and offers flexible zones for both dining and relaxing. Double doors lead directly to a private patio area, providing the perfect spot for morning coffee, outdoor dining, or container gardening, with further communal grounds beyond. The separate, well-equipped kitchen offers integrated appliances and generous worktop and storage space.

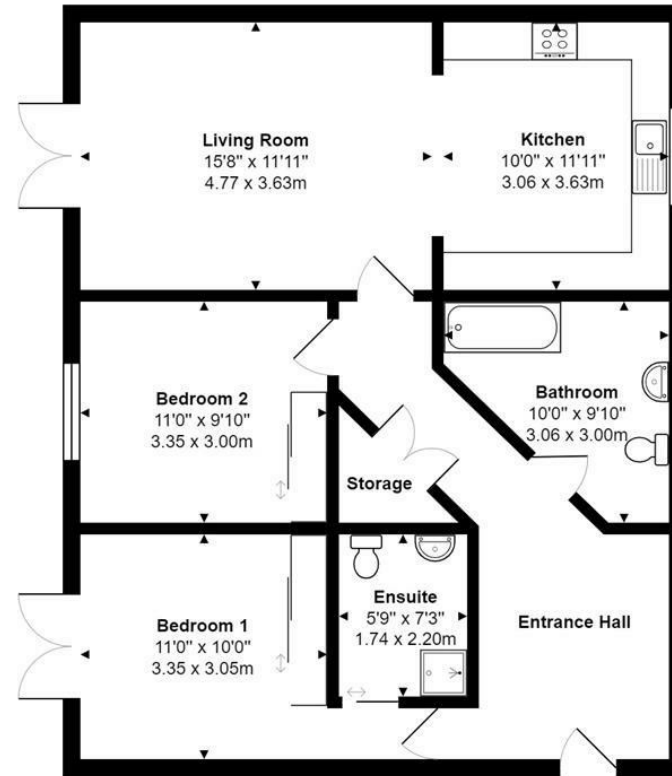
Externally, the apartment benefits from allocated parking, well-maintained communal gardens and a secure communal bike store. Outdoor lovers will enjoy the proximity to Fleet Pond Nature Reserve, Basingstoke Canal and Velmead Common—ideal for walking, running and cycling.

The property is positioned within catchment for highly regarded local schools including Fleet Infants, Velmead Junior School and Calthorpe Park. Fleet mainline station provides direct services to London Waterloo, and excellent road links including the M3, A30 and A3 make the location equally well-suited for road travel. Fleet town centre is just a short walk away, offering a wide range of shops, cafés, restaurants and leisure facilities.

Ideal for first-time buyers, downsizers and investors alike, this beautifully maintained apartment delivers exceptional space, modern living and a highly desirable location. Early viewing is strongly recommended to appreciate everything this fantastic home has to offer.

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 to 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: 860 ft<sup>2</sup> ... 79.9 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>			
(11-11) <b>B</b>			
(10-10) <b>C</b>		73	73
(9-9) <b>D</b>			
(8-8) <b>E</b>			
(7-7) <b>F</b>			
(6-6) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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