



Branksomewood Road | | Fleet | GU51 4JG

Asking Price £80,000

Leasehold

Waterford's W
Residential Sales & Lettings

Branksomewood Road |
Fleet | GU51 4JG
Asking Price £80,000

A spacious and well-presented one-bedroom first floor retirement apartment for the over 55s, ideally located in the heart of Fleet. Featuring a 22'6" living/dining room with Juliet balcony, modern kitchen, refitted shower room, and built-in storage. Benefits include communal gardens, residents' lounge, lift access, and residents' parking — all within walking distance to shops, doctors, and transport links.

- One double bedroom first floor retirement apartment
- Bright and modern fitted kitchen with integrated appliances
- Spacious 22'6" living/dining room with Juliet balcony
- Access to communal residents' lounge and social areas
- Prime central location near Fleet town centre, doctors, and station
- Good condition throughout
- Contemporary refitted shower room with walk-in shower
- Secure building with video entry system and lift access
- Well-maintained communal gardens and residents' parking
- Built-in wardrobe and additional hallway storage

Waterfords Estate Agents are pleased to present this well-maintained one-bedroom first floor retirement apartment, located within a sought-after development in the heart of Fleet. This charming





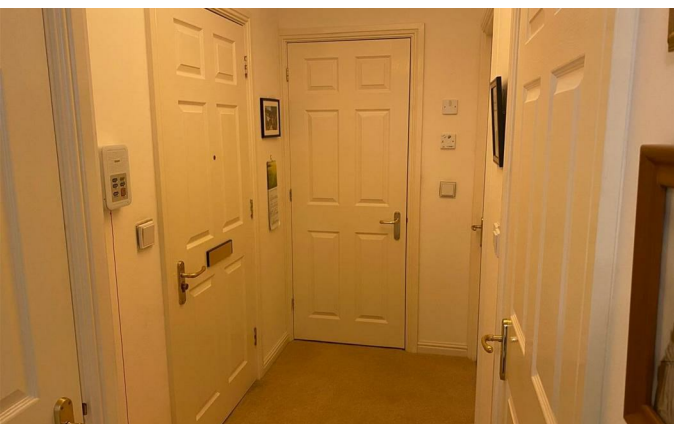
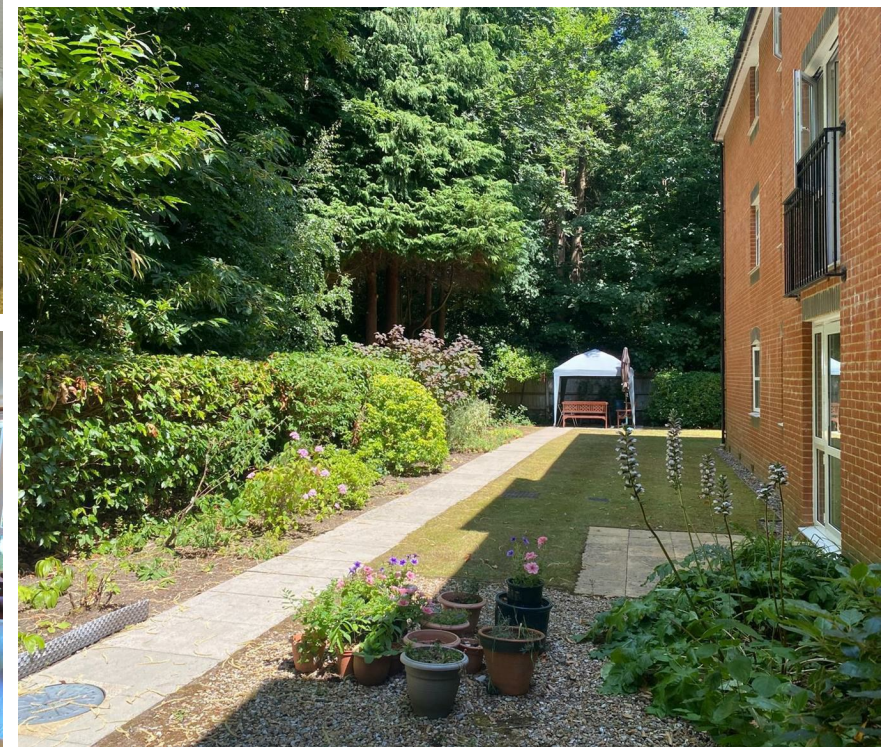
home is available exclusively for residents aged 60 and over and is ideally positioned within close proximity to Branksomewood doctors' surgery, the town centre, and local amenities.

Upon entering the secure main entrance, with a video/telephone entry system, residents are welcomed into a stylish communal living room — a perfect space to relax, socialise, or enjoy time with visiting family and friends. The building also benefits from both lift and stair access to all floors, ensuring convenience and accessibility.

The apartment offers thoughtfully designed, light-filled living space, ideal for a relaxed lifestyle. The generous 22'6" living/dining room is the heart of the home, featuring a Juliet balcony that brings in plenty of natural light and offers pleasant views over the communal gardens. Double doors lead into a modern fitted kitchen, well-equipped with integrated appliances, practical storage, and a window allowing for natural ventilation and light.

The spacious double bedroom includes a recessed built-in wardrobe, offering smart storage without compromising space or layout. A refitted shower room adds a touch of luxury, with tasteful tiling throughout, a large walk-in shower, WC, and basin — all finished to a high standard.

With its quiet yet central location, this apartment offers the perfect blend of relaxed living in a vibrant town. Whether you're looking to downsize, enjoy a more relaxed lifestyle, or be part of a friendly and secure community, this property is a must-see. This luxury apartment located in the heart of Fleet Town Centre offering modern and comfortable living throughout for over 55's. Ideally located within a



short walk to the High Street, shops, restaurants, cafes, and Hart shopping centre. The train station is also just a short distance, offering links to London, Farnborough, and Basingstoke. Fleet has good road links with the M3.

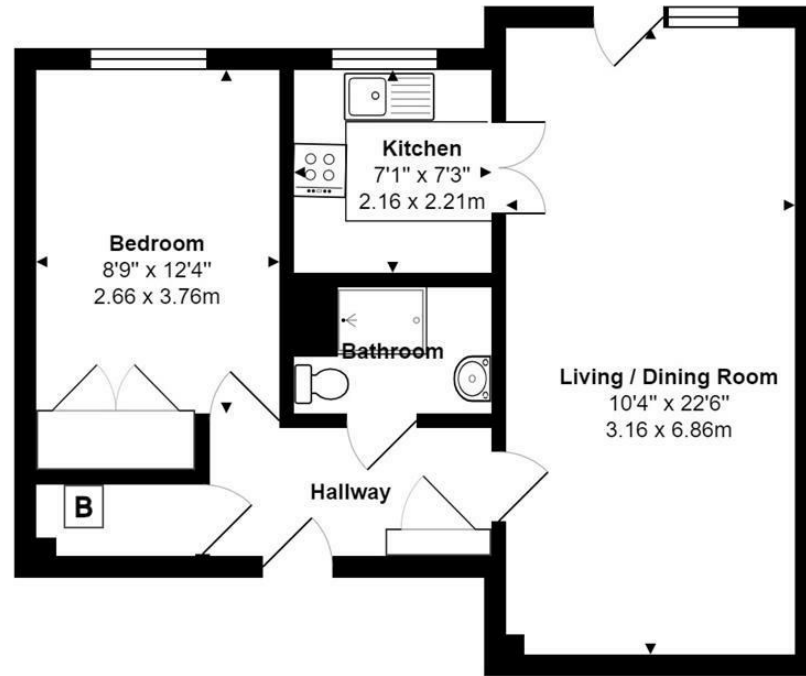
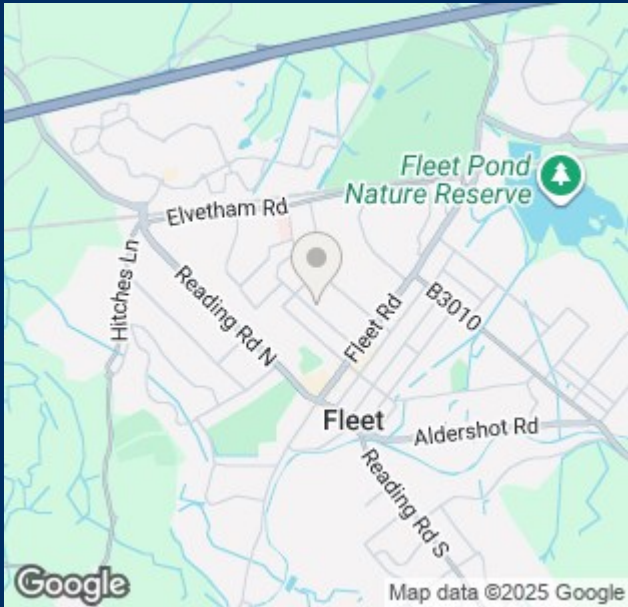
Waterfords are delighted to represent this first floor apartment, and viewings are highly recommended to truly appreciate the opportunity. Book your viewing today!

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: 512 ft² ... 47.5 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	96
(81-91) B		
(69-80) C		
(55-68) D		
(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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