



St. James Road | | Fleet | GU51 3FE

Asking Price £250,000

Leasehold

Waterford's *W*
Residential Sales & Lettings

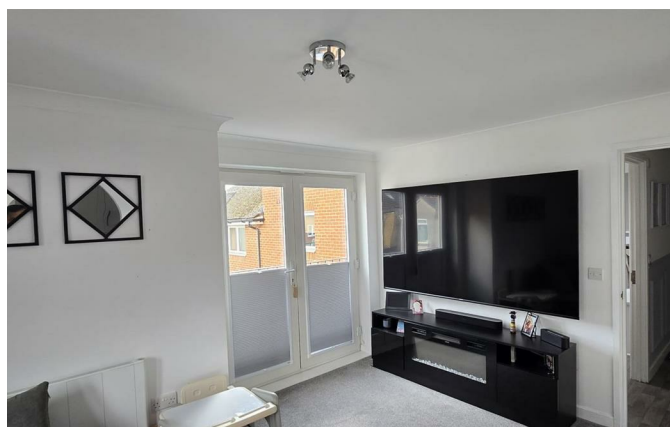
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Attractive first-floor apartment in excellent decorative order, featuring a bright lounge with Juliette balcony, a modern fitted kitchen, two double bedrooms including a master with ensuite, plus a further bathroom. The property benefits from allocated and visitor parking and is ideally

- First floor, first floor sought after, a light lounge with Juliette balcony, with allocated and visitor parking
- Excellent fitted kitchen, close to Fleet town centre, and just one mile from the mainline train station. Offered with a long 170-year lease, it makes an excellent first time buy.
- Two double bedrooms
 - Master bedroom ensuite with further bathroom
- Excellent decorative order throughout
- Level 1 mile walk to Fleet mainline train station.
- Within walking distance of Fleet town centre and amenities
- 170 year lease.

Located within a sought-after development, this first-floor apartment offers bright, well-presented accommodation throughout and represents an excellent opportunity for first-time buyers or investors alike.

A key feature of the home is the light and airy lounge, enhanced by a Juliette balcony that provides an attractive outlook and floods the room with natural light. The fitted kitchen comes complete with integrated oven, hob and extractor with plumbing for further appliances, all of which offers a practical and contemporary space for cooking and





dining.

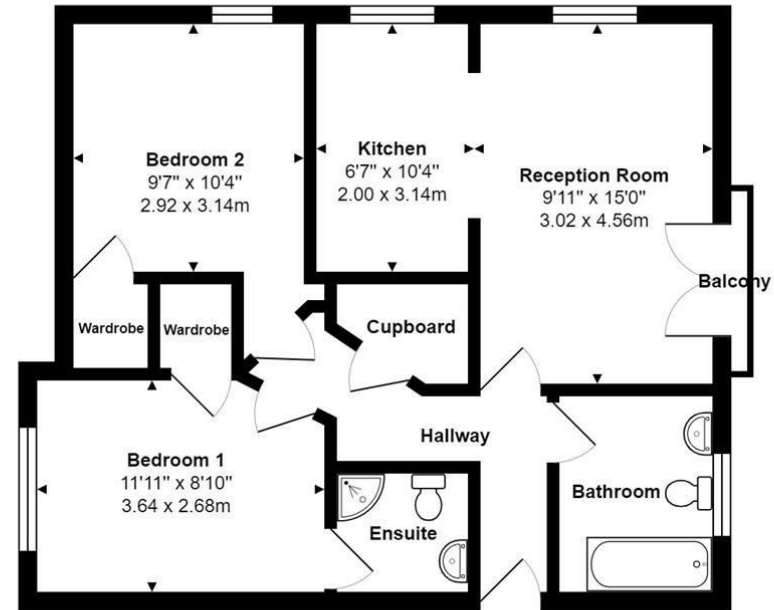
The property benefits from two well-proportioned double bedrooms, including a master bedroom with ensuite shower room, complemented by a further modern bathroom. Presented in excellent decorative order throughout, the apartment is ready for immediate occupation.

Ideally positioned for convenience, the property is within walking distance of Fleet town centre and local amenities, while Fleet mainline train station is just a level one-mile walk, providing fast services to London Waterloo. Added peace of mind is provided by the long 170-year lease.

This is a superb opportunity to acquire a stylish, well-located apartment in one of Fleet's popular residential areas.

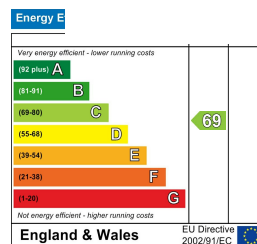
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Total Area: 641 ft² ... 59.5 m² (excluding balcony)

All measurements are approximate and for display purposes only



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