



Upper Street | | Fleet | GU51 3TJ

Asking Price £365,000

Leasehold - Share of



Upper Street |  
Fleet | GU51 3TJ  
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Waterfords are delighted to present this modern and spacious first-floor apartment, ideally located in the heart of Fleet. Featuring two generously sized bedrooms with built-in storage, a master en-suite, and a stylish open-plan living area, this home offers both comfort and convenience. Enjoy a private south-facing balcony, allocated parking, and excellent transport links, with Fleet train station and the M3 nearby. With underfloor heating, full fibre broadband, and secure entry, this apartment is perfect for first-time buyers, downsizers, or investors.

- Stunning first-floor apartment in the heart of Fleet, Hampshire
- Master bedroom with en-suite plus a stylish family bathroom
- Private south-facing balcony with bi-fold doors
- Zoned underfloor heating for year-round comfort
- Share of Freehold with long less and peppercorn ground rent
- Two spacious bedrooms with built-in storage
- Modern open-plan living, dining, and kitchen area
- Allocated parking space, bike shed and electric vehicle charging points
- Secure entry system and well-maintained communal areas with lift to all floors.
- Short walk to Fleet train station and excellent local amenities

## Property Description

Waterfords are delighted to present this beautifully designed and impeccably maintained first-floor apartment, ideally located in the vibrant heart of



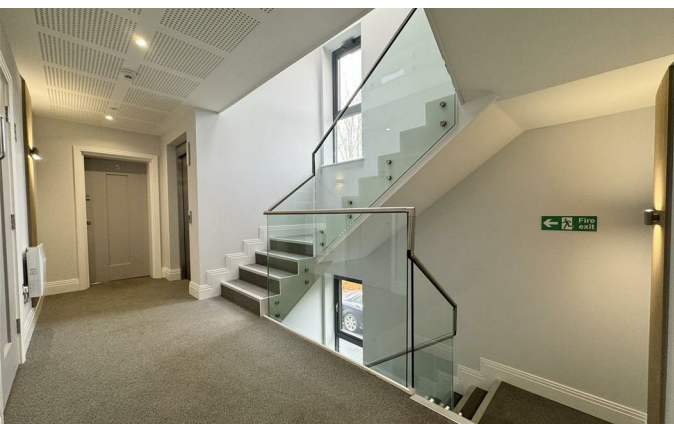


Fleet, Hampshire. Blending contemporary style with exceptional practicality, this luxurious two-bedroom, two-bathroom home offers the perfect combination of comfort, convenience, and sophistication — an outstanding choice for first-time buyers, downsizers, or investors seeking a premium property in a prime location.

Step inside to discover a bright and spacious open-plan living area, thoughtfully crafted to maximise natural light and create an inviting sense of space. The contemporary kitchen is equipped with high-quality integrated appliances, elegant stone-effect worktops, and ample storage, seamlessly flowing into the dining and living areas — perfect for both entertaining and everyday living. Bi-fold doors open onto a private south-facing balcony, providing the ideal spot to enjoy your morning coffee or unwind with evening sunshine.

Both bedrooms are generously sized and beautifully presented, each featuring built-in wardrobes for excellent storage. The principal bedroom enjoys a stylish en-suite shower room, while the modern family bathroom serves the second bedroom and guests, combining sleek finishes with comfort and practicality.

Designed with attention to detail, this impressive apartment offers an array of premium features that elevate the living experience, including: lift access to all floor, South-facing aspect with excellent natural light, zoned underfloor heating throughout, private balcony with bi-fold doors, allocated parking space, electric vehicle charging points, secure bike storage, Sky Q and full fibre broadband ready, water softener and wine cooler included, well-maintained communal areas with secure entry system and



benefits from peppercorn ground rent with a share of freehold.

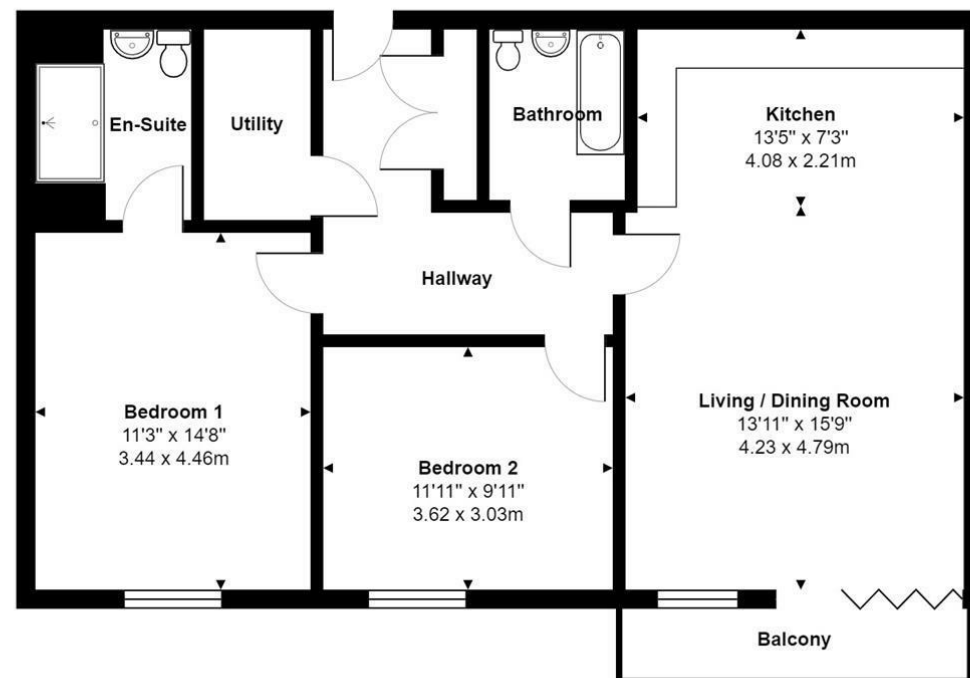
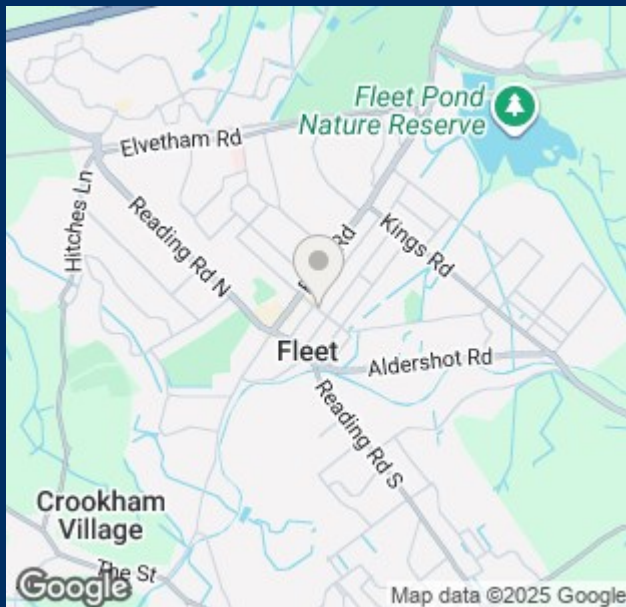
Perfectly positioned to enjoy the best of Fleet's bustling town centre, the property is just moments from a superb selection of shops, cafés, and restaurants. Outstanding local schools, scenic parks, and leisure facilities are all within easy reach. For commuters, Fleet train station provides fast and frequent services to London Waterloo, while the nearby M3 motorway offers easy access to London, Basingstoke, and the South Coast.

This is a rare opportunity to acquire a modern, low-maintenance home within one of Fleet's most desirable developments. Whether you're seeking a stylish permanent residence or a sound investment opportunity, this exceptional apartment truly stands out from the crowd.

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: 875 ft² ... 81.3 m² (excluding balcony)

All measurements are approximate and for display purposes only

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 86                      | 86        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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