



Principle House 115-123 Fleet Road | | Fleet | GU51 3PD

Offers In Excess Of £200,000 Leasehold

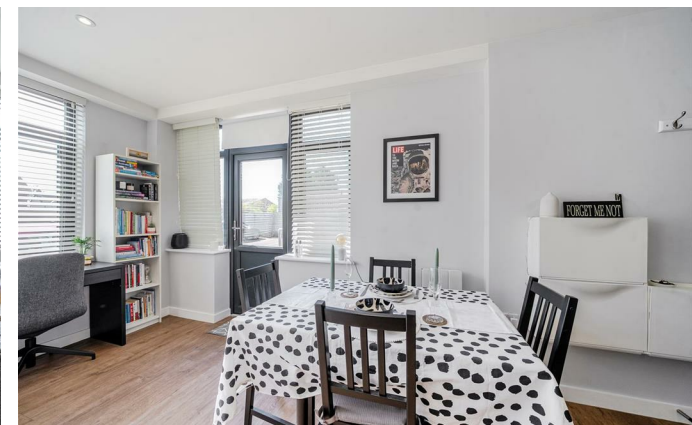


Principle House 115-123
Fleet Road |
Fleet | GU51 3PD
Offers In Excess Of £200,000

A beautifully presented one-bedroom ground floor apartment in the heart of Fleet, just 0.2 miles from the High Street and mainline station. Featuring a spacious open-plan living area with premium NEFF kitchen appliances, a private rear entrance with porch, allocated parking, and excellent commuter links — ideal for first-time buyers or professionals.

- Long lease - 117 years remaining
- Located just 0.2 miles from Fleet High Street and mainline train station
- Bright and spacious open-plan kitchen/living/dining area
- Generously sized double bedroom
- Allocated parking space plus additional visitor parking available
- Immaculately presented ground floor one-bedroom apartment
- Contemporary kitchen with premium NEFF appliances and Hannex worktops
- Modern bathroom with full-size bath and quality fittings
- Private rear entrance with porch for added convenience and privacy
- Secure communal entry with intercom and keycode access available

Offered to the market is this beautifully finished ground floor apartment offering contemporary living in a prime central location. Just 0.2 miles from Fleet High Street and the mainline train





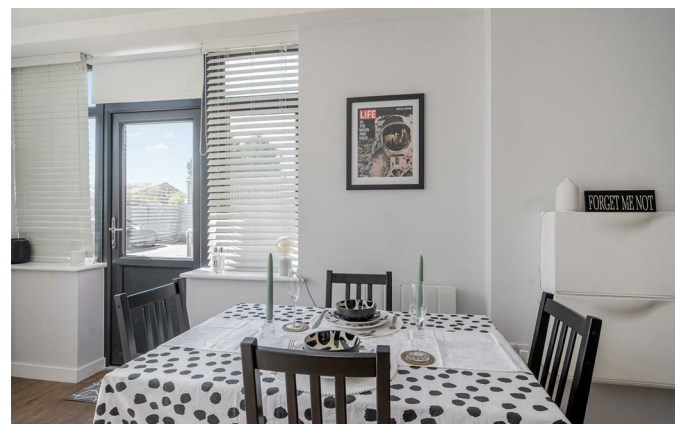
station, this property combines stylish interiors with unrivalled convenience, making it a superb opportunity for first-time buyers, professional commuters, or savvy investors.

Step inside to discover a bright and spacious Kitchen / Breakfast / Reception Room, designed for both comfort and functionality. This welcoming space is bathed in natural light and features a high-specification kitchen complete with premium NEFF appliances, an integrated recycling system, and sleek Hannex worktops — perfect for entertaining or unwinding after a busy day. The well-proportioned double bedroom offers a quiet and cosy retreat, while the stylish bathroom presents a clean, modern aesthetic with a full-size bath and quality fittings.

A rare highlight of this apartment is its private rear entrance and porch, providing direct access to the car park — ideal for unloading shopping, moving furniture, or simply enjoying greater independence and discretion. There is also secure access via the main communal hallway, complete with intercom and keycode entry.

This property includes one allocated parking space, with visitor parking available for guests. Located on Fleet Road, you're just moments from the town's vibrant High Street with its diverse mix of bars, cafés, restaurants, and the Hart Shopping Centre.

The property also benefits from easy access to



Fleet Mainline Station, offering regular services to London Waterloo — perfect for commuters. Local amenities such as Hart Leisure Centre, with its excellent fitness and sports facilities, further enhance the lifestyle appeal.

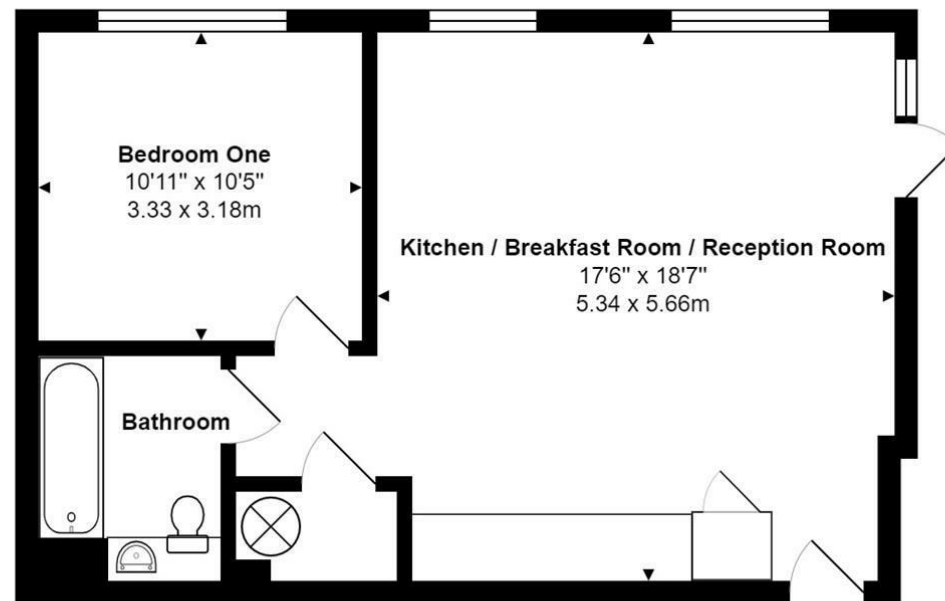
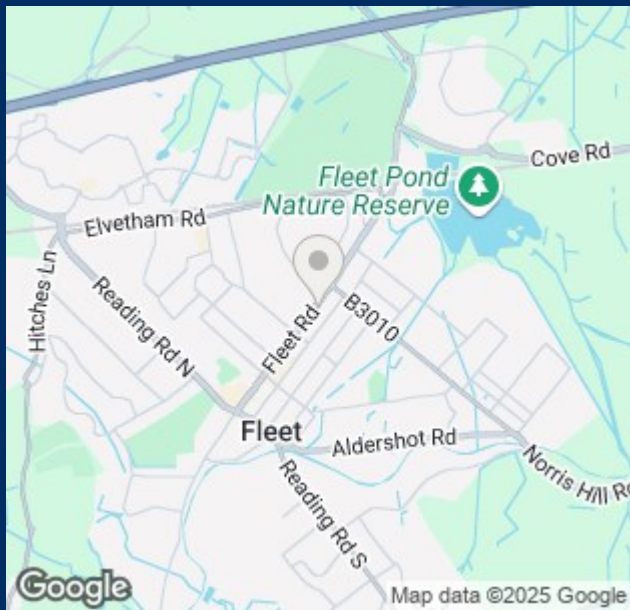
Waterfords are proud to bring this exceptional apartment to market. With its standout features, central location, and turn-key presentation, early viewing is highly recommended to fully appreciate all that this superb home has to offer.

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: 535 ft² ... 49.7 m²

All measurements are approximate and for display purposes only

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