



# Flat 7

Fleet Road | | Fleet | GU51 3GF

Asking Price £200,000

Leasehold





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Stylish first-floor one-bedroom apartment in a charming office conversion, offered with no onward chain. Perfect for first-time buyers or investors, boasting bright open-plan living, modern interiors, allocated parking, and a prime Fleet town centre location close to the station.

- No Onward Chain Complications
- One Bedroom Apartment
- Good Condition Throughout
- Walking Distance to Fleet Train Station
- Over 100 year Lease Remaining
- First Floor - Office Conversion
- Allocated Parking
- Town Centre Location
- Abundance of Natural Light
- Perfect for First Time Buyers & Investors Alike

Offered with no onward chain, this first-floor apartment forms part of an attractive character office conversion and presents an exceptional opportunity for first-time buyers, downsizers, or investors.

Immaculately presented throughout, the property enjoys abundant natural light that enhances the spacious and airy







feel. The accommodation comprises a generously sized double bedroom, a sleek and modern bathroom, and an impressive open-plan living area seamlessly incorporating a contemporary kitchen – ideal for relaxing or entertaining.

Additional benefits include allocated parking, a prime town centre location, and being just a short walk from Fleet mainline station, offering fast and frequent services to London Waterloo and beyond. With over 100 years remaining on the lease, this home provides both comfort and long-term peace of mind.

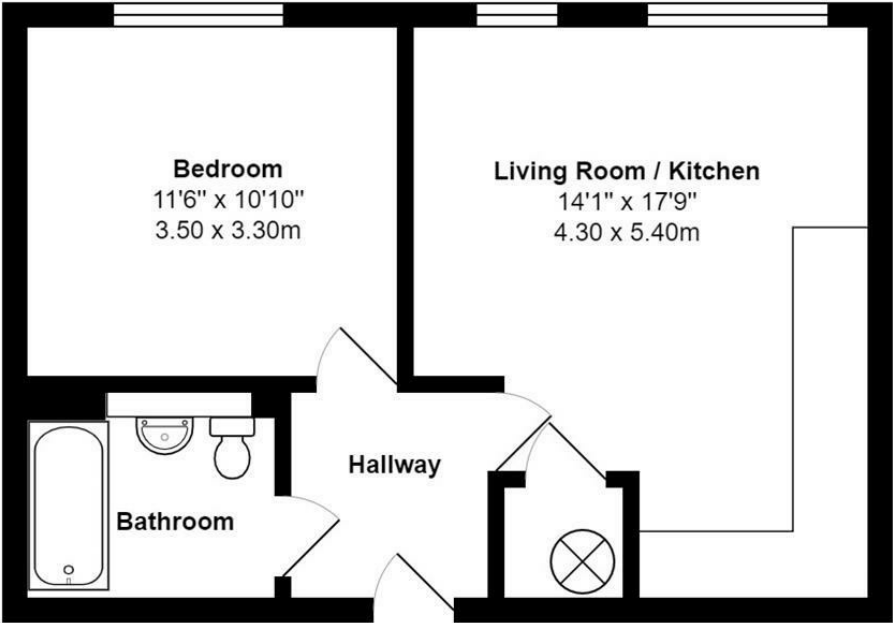
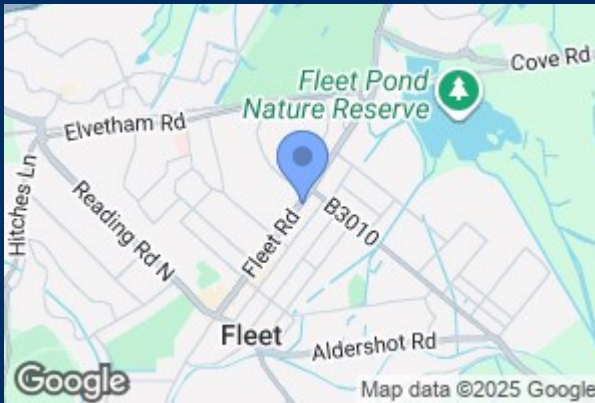
Fleet's vibrant High Street is only moments away, offering a variety of cafes, bars, restaurants, and shops, including the Hart Shopping Centre. The nearby Hart Leisure Centre provides excellent sporting and fitness facilities, while surrounding green spaces and parks offer plenty of opportunities for outdoor enjoyment.

Waterfords are delighted to present this beautiful apartment, and viewings are highly recommended to fully appreciate the quality of accommodation and superb location.



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: 407 ft² ... 37.8 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	65
(39-54) <b>E</b>	65
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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