



Branksomewood Road | | Fleet | GU51 4JT

Asking Price £170,000

Leasehold

*Waterford's* W  
Residential Sales & Lettings

Branksomewood Road |  
Fleet | GU51 4JT  
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Offered to the market with no onward chain is this spacious 1 double bedroom first floor for over 55's apartment accessed by lift or stairs benefiting from a private juliet balcony overlooking the rear gardens, spacious 4 piece bathroom, well maintained communal gardens and residents lounge and kitchen.

- 1st Floor Lifestyle/Retirement Apartment
- Beautiful communal Gardens
- Residents Gated Parking
- Spacious 4 piece bathroom with bath and separate shower
- 24 Hour Emergency Pull Cords with on-site manager
- Private Juliet Balcony Overlooking Rear Garden
- Residents Lounge, Kitchen and laundry facilities.
- Double Bedroom with Built In Wardrobes and store
- Quiet Location on the fringe of Fleet town centre
- Kitchen with Built in appliances, fridge/freezer and dishwasher

Discover a superb opportunity to secure this charming 1st-floor lifestyle/retirement apartment, perfectly suited for those looking for a comfortable and secure living environment. Nestled in a quiet location within 5-minute walk of Fleet town centre and doctor surgery, this property offers both tranquillity and convenience.

The apartment features a spacious sitting room that opens onto a private





Juliet balcony, where you can enjoy peaceful views of the beautiful communal gardens – a serene space perfect for relaxation or socializing with fellow residents. The well-designed modern kitchen comes equipped with built-in appliances, providing functionality and ease for all your culinary needs.

The double bedroom is generously sized and includes built-in wardrobes and additional storage, offering plenty of space to keep your home organized. The bedroom is serviced by the spacious 4 piece bathroom with separate large shower cubicle and bath with additional hand held shower. For added convenience, the property also offers access to residents' amenities, including a communal lounge, kitchen, and laundry facilities – ideal for social gatherings or simply enjoying a change of scenery within your building.

For peace of mind, the development benefits from an on-site communal manager, ensuring residents have the support they need. Additional perks includes gated parking, providing secure and private parking for residents. Cadogan Court further benefits from a lovely guest suite for visitors and the block has a thriving social life with regular coffee mornings, afternoon socials and plenty more. 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.

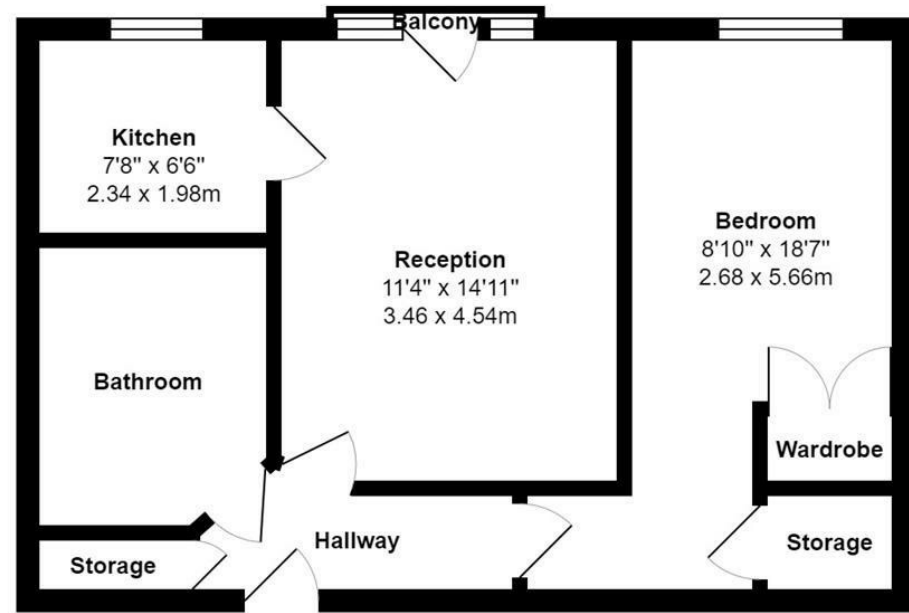
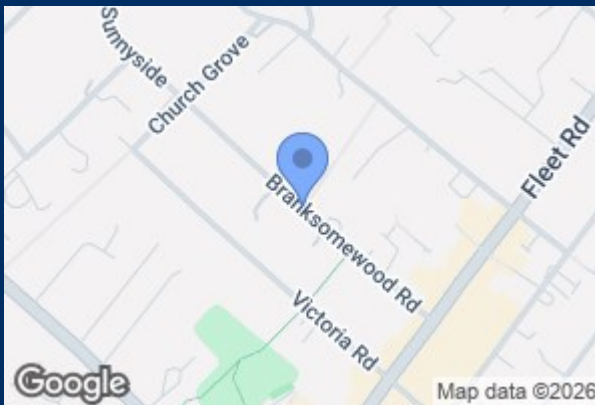
This luxury refurbished apartment located in the heart of Fleet Town Centre offering modern and comfortable living throughout for over 55's. Ideally located within a short walk to the High Street, shops, restaurants, cafes, and Hart shopping centre. The train station is also just a short distance, offering 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: 536 ft<sup>2</sup> ... 49.8 m<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | 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>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (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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