



Albany Close | | Fleet | GU51 3PZ

Asking Price £335,000

Leasehold



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An exceptionally refurbished three-bedroom ground floor maisonette offering approximately 801 sq. ft. of stylish, turnkey accommodation. Featuring private front and rear gardens, outbuilding for storage space, driveway parking, a 948-year lease with peppercorn ground rent and offered with no onward chain, this superb home is ideally positioned in a sought-after area of Fleet.

- Exceptionally renovated three-bedroom ground floor maisonette
- Spacious accommodation extending to approximately 801 sq. ft.
- Generous reception room with excellent proportions
- Luxuriously finished bathroom complemented by a separate WC
- 948-year lease with peppercorn ground rent
- Offered with no onward chain
- Completely gutted and refurbished to a high, turnkey standard throughout
- Stylish modern fitted kitchen with integrated appliances
- Private front and rear garden and driveway parking
- Convenient Fleet location close to local amenities, green spaces and transport links





Offered to the market with no onward chain, this exceptionally renovated three-bedroom ground floor maisonette presents a rare opportunity to acquire a truly turnkey home, finished to an outstanding standard throughout.

The property has been completely renovated to an exceptional standard, with no expense spared, resulting in a stylish, contemporary interior ready for immediate occupation. The accommodation extends to approximately 801 sq. ft. and comprises a generous reception room, a modern fitted kitchen with fitted appliances, three well-proportioned bedrooms, and a luxuriously appointed family bathroom, further complemented by a separate WC.

The layout is both practical and versatile, centred around a spacious hallway providing access to all principal rooms. The living room offers excellent proportions, making it ideal for both relaxing and entertaining, while the kitchen has been thoughtfully designed with sleek modern units and integrated appliances. All three bedrooms are well sized, offering flexibility for family living, home working or guest accommodation, making the property equally appealing to families, downsizers and investors alike.

Externally, the maisonette benefits from private front and rear gardens, providing valuable outdoor space in addition to the outbuilding for added storage space, rarely found with properties of this type, as well as driveway parking. Its ground floor position further enhances accessibility and everyday convenience.

The property further benefits from a long lease with approximately 948 years remaining and a peppercorn ground rent, offering excellent long-term security and minimal ongoing costs.

Situated in the popular Albany Close area of Fleet, the property is well placed for local amenities, green spaces and excellent transport links. Fleet town centre and mainline station are within easy reach, with direct rail services to London Waterloo, Basingstoke and Southampton, while the nearby M3 provides



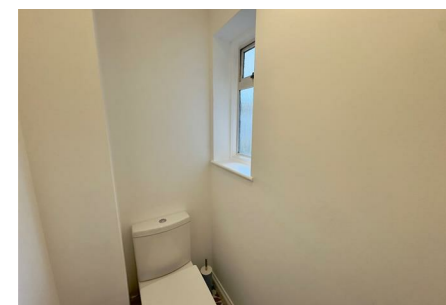
convenient road access. The local Buzz bus service also connects Fleet with neighbouring towns including Farnborough, Aldershot and Farnham. Surrounded by attractive countryside, including the well-regarded Fleet Pond Nature Reserve, the town offers an exceptional balance of convenience and outdoor living. Fleet's appeal is further highlighted by its recent recognition as the UK's best place to live in the Halifax Quality of Life study, making it a popular choice for families and commuters alike.

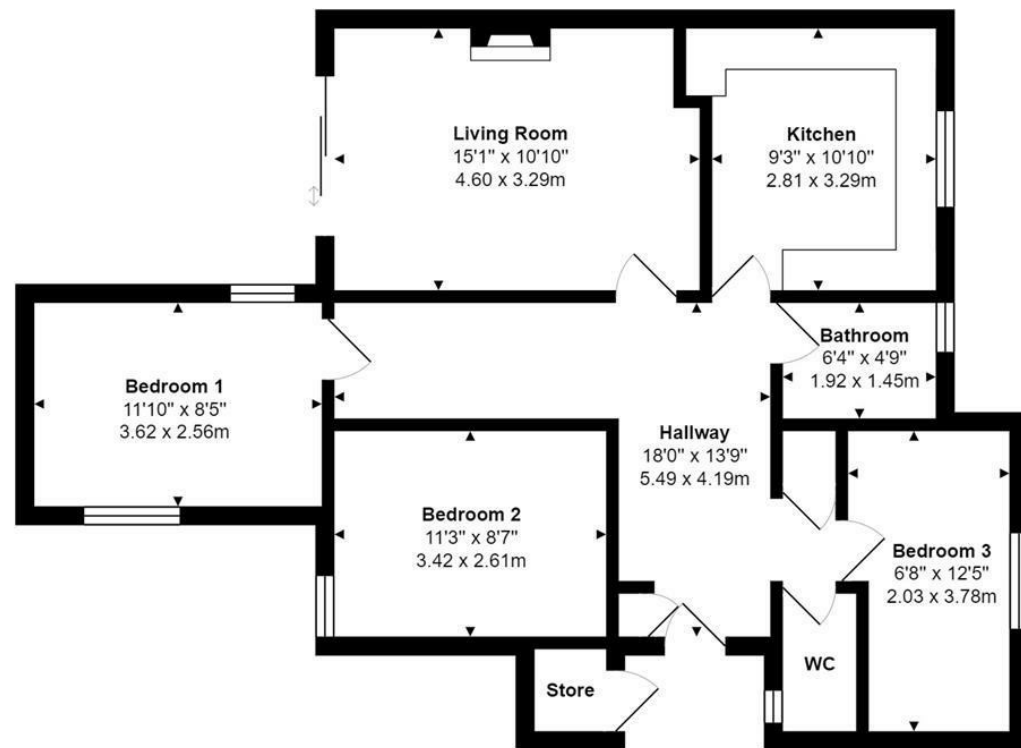
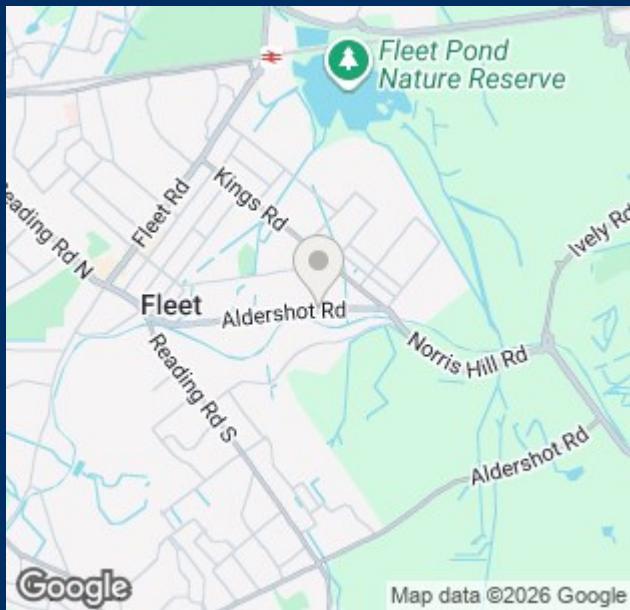
Waterfords are delighted to represent this impressive home, and early viewings are highly recommended to fully appreciate the quality of accommodation, location and lifestyle on offer.

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 . 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: 801 ft² ... 74.4 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	64	74
(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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