



Bramshott Place

Fleet Road | | Fleet | GU51 4QF

Asking Price £245,000

Leasehold

*Waterfords* W  
Residential Sales & Lettings

Bramshott Place  
Fleet Road |  
Fleet | GU51 4QF  
Asking Price £245,000

A spacious and beautifully presented two-bedroom, two-bathroom ground-floor apartment in Fleet's sought-after Blue Triangle, offered with no onward chain. Featuring a superb extended lease until 2194, peppercorn ground rent, low service charges, private patio, allocated parking and generous living accommodation, all within walking distance of Fleet town centre and mainline station.

- Exceptionally spacious two-bedroom, two-bathroom ground-floor apartment
- Extended lease in place until 2194 for excellent long-term security and future value
- No onward chain
- Principally bedroom with fitted wardrobes and modern en-suite shower room
- Allocated parking, communal gardens and secure bike storage
- Situated within the prestigious Bramshott Place development in Fleet's Blue Triangle
- Peppercorn ground rent (zero) and low annual service charges
- Large dual-aspect living/dining room with direct access to a private patio area
- Separate fitted kitchen with integrated appliances and generous storage space
- Walking distance to Fleet town centre and mainline station with direct links to London Waterloo

A beautifully presented and exceptionally spacious two-bedroom, two-bathroom





ground-floor apartment, offered to the market with no onward chain and situated within the highly desirable Bramshott Place development in Fleet's prestigious Blue Triangle. Ideally located within walking distance of Fleet town centre and the mainline station, this superb home combines generous accommodation, modern convenience and an enviable setting.

A standout feature of this apartment is the recently extended lease, now running until 2194, providing valuable long-term security and helping to protect the property's future value and appeal to both homeowners and mortgage lenders alike. The property also benefits from a peppercorn ground rent (zero) and low annual service charges, creating a highly desirable and financially efficient home with minimal ongoing liabilities. Combining low running costs with excellent future-proofing, this apartment represents an outstanding turnkey purchase and offers all the key ingredients modern apartment buyers are searching for: a long lease, negligible ground rent and low annual outgoings.

Upon entering, you are welcomed by a wide and inviting entrance hall with excellent built-in storage and access to all principal rooms. The contemporary family bathroom is stylishly fitted with a modern three-piece suite, while the impressive principal bedroom enjoys extensive built-in wardrobes and a sleek en-suite shower room. Bedroom two is also a generous double room with fitted wardrobes, making it ideal for guests, sharers or those working from home.

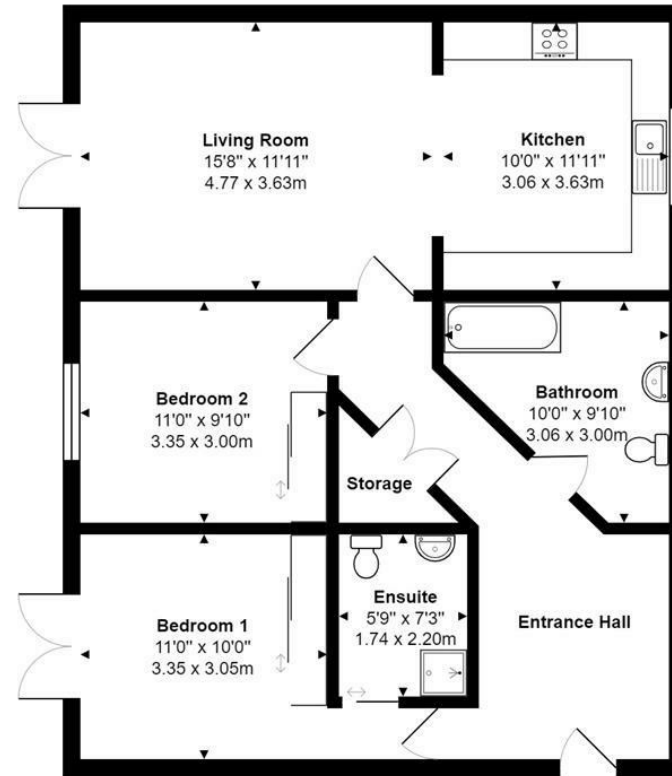
A standout feature of the apartment is the spacious dual-aspect living/dining room, flooded with natural light and offering ample space for both relaxing and entertaining. Double doors open directly onto a private patio area, perfect for morning coffee, al fresco dining or enjoying the peaceful surroundings, with attractive communal gardens beyond. The separate kitchen is well-equipped with integrated appliances, generous worktop space and ample storage.

Externally, the property benefits from allocated parking, beautifully maintained communal grounds and a secure communal bike store. Outdoor enthusiasts will appreciate the close proximity to Fleet Pond Nature Reserve, the Basingstoke Canal and Velmead Common, offering excellent walking, running and cycling routes.

The apartment is conveniently positioned within catchment for highly regarded local schools, including Fleet Infants, Velmead Junior School and Calthorpe Park School. Fleet mainline station provides direct services to London Waterloo, while excellent road links via the M3, A30 and A3 make this an ideal location for commuters. Fleet town centre is also just a short stroll away, offering a wide range of shops, cafés, restaurants and leisure facilities.

Secure long-term ownership with an extended lease already in place — an increasingly important feature for today's buyers and lenders — while avoiding the need to pay hundreds of pounds in escalating annual ground rent charges. Lease extensions can often cost tens of thousands of pounds, in addition to legal fees for both the leaseholder and freeholder, making this a significant benefit already taken care of for the next owner. Many mortgage lenders now require leases with at least 90 years remaining in order to provide competitive mortgage options and preserve future marketability.

Perfect for first-time buyers, downsizers and investors alike, this superb apartment offers outstanding space, modern living and a prime Fleet location. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.



Total Area: 860 ft<sup>2</sup> ... 79.9 m<sup>2</sup>  
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>			
(11-11) <b>B</b>			
(10-10) <b>C</b>		73	73
(9-9) <b>D</b>			
(8-8) <b>E</b>			
(7-7) <b>F</b>			
(1-6) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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