

Tamworth Drive, Fleet

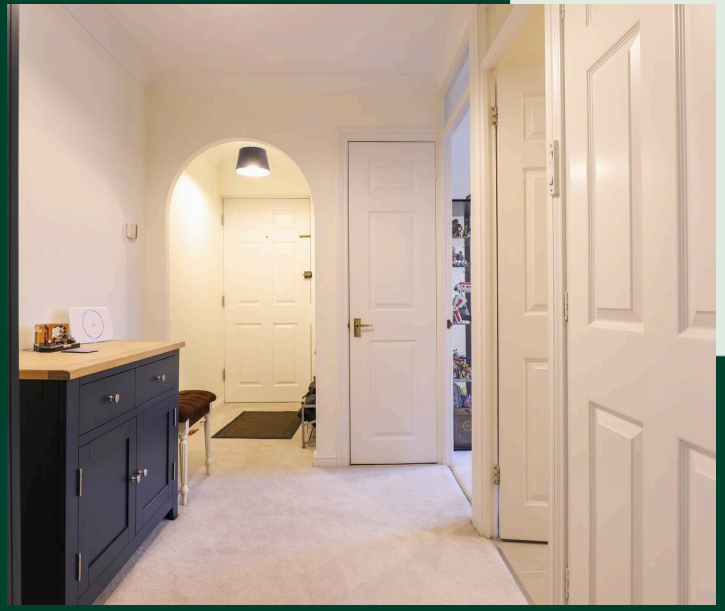
Fleet

McCarthy Holden

Offers in Region of £250,000







Tamworth Drive

Fleet

A stunning first floor, two bedroom apartment, that is positioned on Ancells Farm, with a 983 year lease.
EPC-
Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two Double Bedroom First Floor Apartment
- Immaculate Condition
- Contemporary Fitted Shower Room
- A 980+ Year Lease
- Allocated And Residents Parking
- Walking Distance Of Main Line Station

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Property

Benefitting from a 980+ year lease is this immaculately presented two double bedroom first floor apartment, offering no onward chain, and set in a cul de sac on the popular Ancells Farm development, being ideal for those who need the Fleet main line railway station.

Accommodation

The apartment is accessed via a communal hallway & stairs that lead to your private front door. A reception hall, that has very useful storage cupboards, welcomes you and gives doors to all rooms. The good sized living/dining room has a good sized bay window area allowing lots of natural light to flood through and ample space for both good sized seating and dining furniture. The kitchen is located off this and also has a side window allowing natural light to come through. A recently installed gas central heating boiler is located here and the kitchen also provides integrated oven and hob. There are two generously sized double bedrooms, the main bedroom with an extensive range of fitted wardrobes and the second bedroom with a built in recessed storage cupboard. A newly fitted shower room adds to the contemporary nature of this superb apartment that is also benefits from new carpeting throughout.

Outside & Location

There is an allocated parking space and visitor bays set around the very well tended gardens. Close by is a wonderful play park, with lots of open green space and a selection of shops too. Fleet is renowned for its excellent commuter links, with regular services to London Waterloo in approximately 43 minutes and easy access to the M3 motorway via Junction 4A. The town centre offers a wide range of shopping and leisure facilities, schools for all age groups, churches, health care services, and an abundance of green spaces, making this an attractive and well-connected place to live.

Council Tax Band - C

Lease - From 01/04/2011 there were 998 years remaining

Service Charge-This year (2026) is £1800, the service charge can either be paid monthly (£150 a month), paid every six months (so two instalments of £900) or a one-off annual payment of £1800. Payment notices are typically sent each January and July.

Annual Ground Rent - Peppercorn Rent at £30

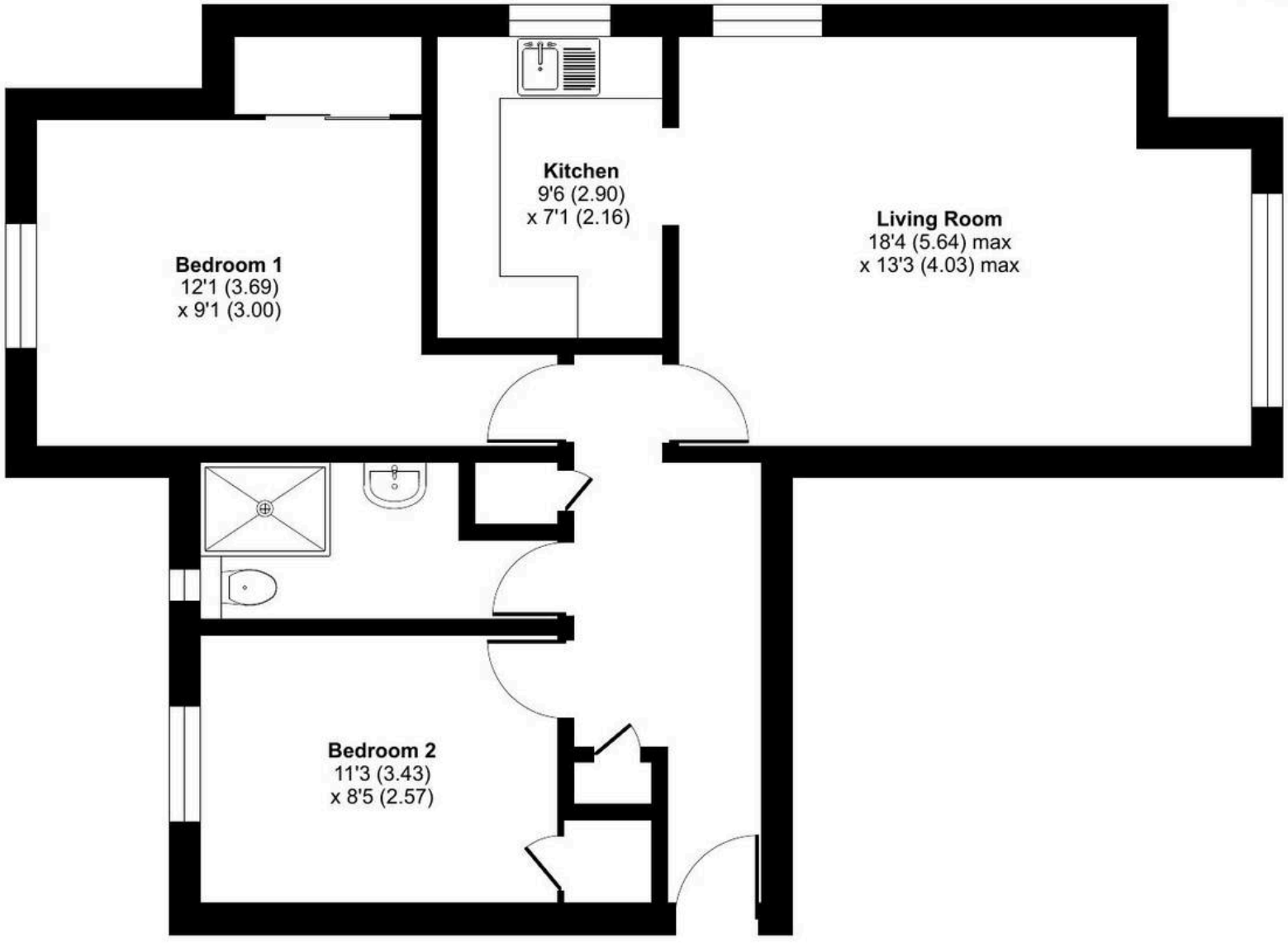




Tamworth Drive, Fleet, GU51

Approximate Area = 717 sq ft / 66.6 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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