

3 Minley Grove, Minley Road, Fleet,
Hampshire. GU51 2RJ.



£199,950 Share of Freehold



Located within walking distance of Fleet mainline railway station, this one bedroom ground floor apartment with share of freehold interest is offered to the market with NO ONWARD CHAIN. The accommodation offers a living room, bedroom, modern fitted kitchen and modern bathroom. The property benefits from double-glazed windows, fitted carpets and electric heating. Outside there are communal grounds and an allocated parking space.

Length of lease: 999 years from January 1986

EPC: C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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The Property Ombudsman
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Communal Entrance Hall

Front door to building, leading into communal entrance hall with stairs to upper floor and front door to apartment.

Entrance Lobby

Twin doors to two separate cuboards (only housing the hot water storage tank), door to bathroom and door to:

Living Room

14' 8" x 12' 11" (4.47m x 3.94m) Rear aspect window, wall mounted electric radiator, door to inner lobby with doors to:

Bedroom

9' 9" x 9' 9" (2.97m x 2.97m) Rear aspect window, wall mounted electric radiator, double doors to built-in wardrobe with a hanging rail.

Kitchen

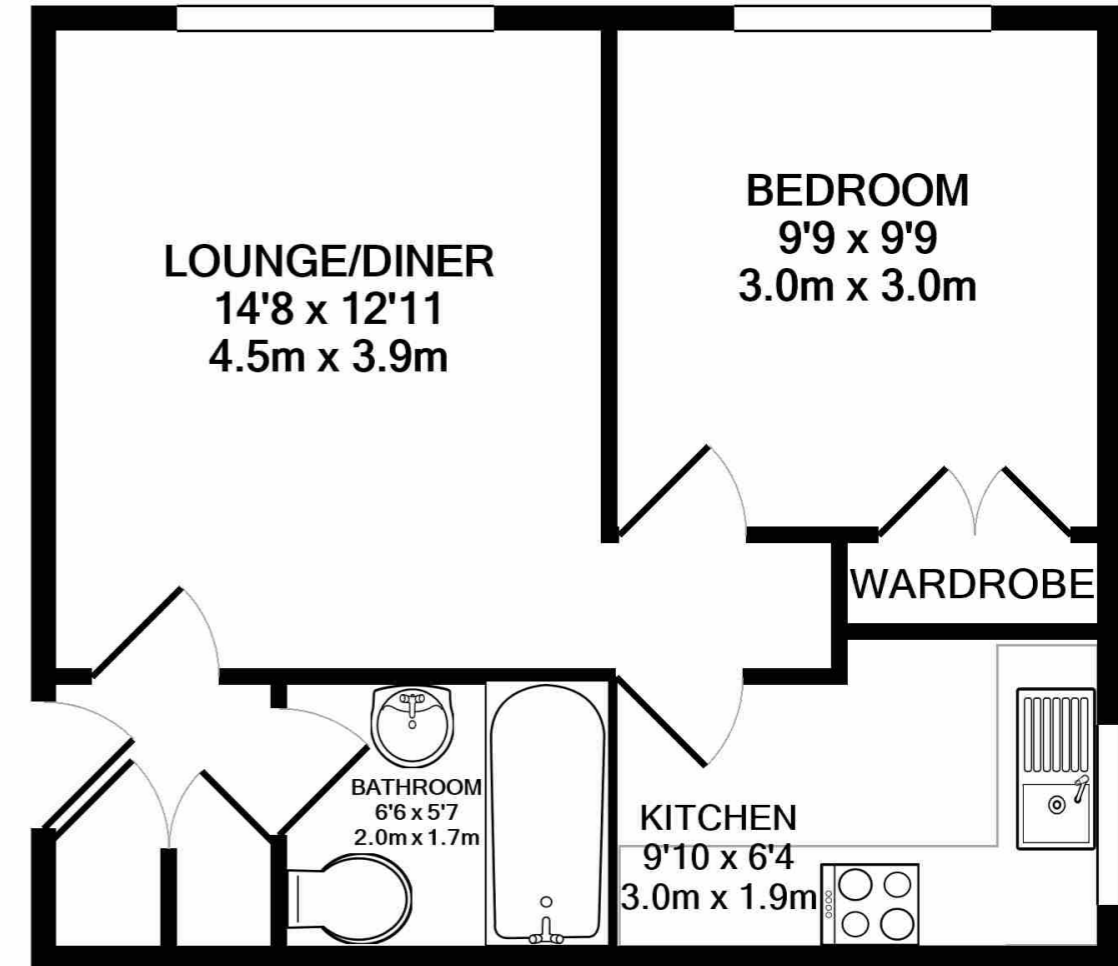
6' 4" x 9' 10" (1.93m x 3.00m) Side aspect window with a modern fitted white kitchen comprising of wall and base units with roll edge work surfaces, a single bowl single drainer circular sink with mixer tap, electric hob with stainless steel single oven beneath and an extractor hood above. Space for an upright fridge/freezer, space and plumbing for a washing machine. Tiled floor and tiled splashback.

Bathroom

A three piece suite comprising of a shaped bath with mixer tap and shower attachment, fitted glazed shower screen, pedestal hand wash basin and low level wc. Tiled floor and part tiled walls.

Outside

Communal grounds and a central car park set between the two residential buildings.
One allocated parking space in the car park.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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