

3 Clarendon House, Birch Avenue,  
Fleet, Hampshire. GU51 4QH.



**£255,000** Share of Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	79
(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, Scotland & Wales		EU Directive 2002/91/EC	



\*\*\*SUITABLE FOR FIRST TIME BUYERS & INVESTORS ALIKE\*\*\* This two bedroom ground floor apartment is situated within a sought after, small development constructed in 1994. The property is conveniently located within approximately half a mile of Fleet mainline railway station, walking distance of Hart shopping centre and offers lovely walks around Fleet Pond. The accommodation comprises of a lounge/dining room, fitted kitchen, bathroom, two bedrooms and en suite shower room. Further benefits include gas fired central heating, direct access from the lounge/diner to the communal gardens and two allocated parking spaces. NO ONWARD CHAIN.

Lease: 125 years from August 1994 (98 years remaining). Share of Freehold

EPC: C

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.

The Property Ombudsman  
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### Hallway

Security entry phone, door to airing cupboard housing hot water storage tank, door to storage cupboard, wall mounted radiator, doors to:

### Lounge/Diner

12' 0" x 14' 1" (3.66m x 4.29m) Rear aspect French doors to communal gardens with full length side windows, wall mounted radiator, archway through to:

### Kitchen

12' 7" x 5' 7" (3.84m x 1.70m) Range of base and wall units with roll edge work surface, single bowl, single drainer sink with mixer tap, space and plumbing for washing machine, space for upright fridge/freezer, built in oven, built in 4 ring gas hob with extractor hood above, tiled splashback, four ceiling inset spotlights.

### Bedroom 1

13' 2" x 10' 8" (4.01m x 3.25m) Rear aspect window, wall mounted radiator, built-in double wardrobe with sliding mirrored doors, door to:

### En Suite

Enclosed shower cubicle with wall mounted shower, glazed door, low level wc, pedestal hand wash basin, wall mounted radiator.

### Bedroom 2

9' 9" x 7' 1" (2.97m x 2.16m) Rear aspect window, built in storage including shelving and double wardrobe with sliding doors, wall mounted radiator.

### Bathroom

Panel enclosed bath with mixer tap and shower attachment, pedestal hand wash basin, low level wc, 3 ceiling inset spotlights, extractor fan.

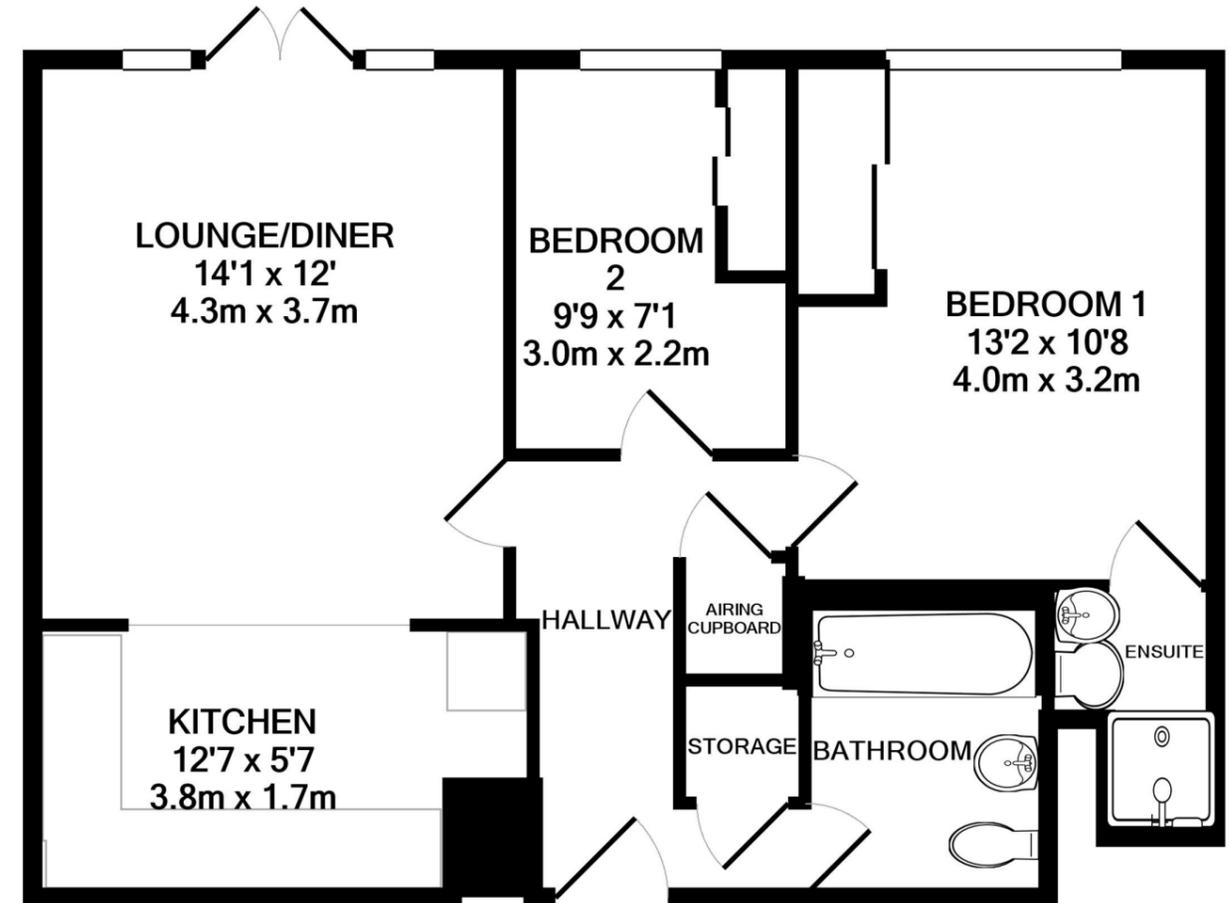
### Outside

### Communal Gardens

The well maintained communal gardens can be easily accessed via the French doors from the living room.

### Car Park

There are two allocated spaces in the car park, and additional parking available for visitors.



**TOTAL APPROX. FLOOR AREA 590 SQ.FT. (54.8 SQ.M.)**

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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