

88 Tamworth Drive, Ancells Farm,  
Fleet, Hampshire. GU51 2UP.



**£255,000** Share of Freehold



A spacious second floor two bedroom apartment situated on the favoured Ancells Farm development, convenient for Fleet mainline railway station, access to the M3 motorway and a comprehensive range of shopping facilities in Fleet town centre. The accommodation comprises of a double aspect lounge/dining room, comprehensively fitted kitchen, two bedrooms with a built in wardrobe in bedroom 2 and a modern white bathroom suite. The property benefits from having sealed unit double glazed windows and gas fired central heating by radiators, attractive partly wooded communal gardens, allocated and guest parking.

Lease: 998 years from 1st April 2011. Share of the freehold interest.

No onward chain. EPC: C

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>	76	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	

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.

## **SECOND FLOOR**

### **Entrance Hall**

Entry phone, access to loft, radiator, built-in coats cupboard, airing cupboard housing a lagged copper tank with slatted shelf over.

### **Double Aspect Lounge/Dining Room**

18' 6" x 12' 7" (5.64m x 3.84m) Two radiators, coved ceiling, sealed unit double glazed window overlooking the rear and side aspect, door to:

### **Kitchen**

9' 4" x 7' 0" (2.84m x 2.13m) Circular bowled stainless steel sink unit with drainer, adjoining laminated working surfaces in a wood effect range of high and low level units in white with a built-in Zanussi four burner gas hob and extractor hood over, and oven below, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for fridge/freezer, radiator, wall mounted gas fired boiler for the central heating and domestic hot water, extractor fan, sealed unit double glazed window to the side.

### **Bedroom 1**

12' 7" x 11' 9" (3.84m x 3.58m) Radiator, coved ceiling, sealed unit double glazed window to the front.

### **Bedroom 2**

11' 3" x 8' 2" (3.43m x 2.49m) Built in wardrobe, radiator, coved ceiling, sealed unit double glazed window to the front.

### **Bathroom**

White suite comprising of a panelled bath with mixer tap and hand shower attachment with a fully tiled surround, low flush wc with concealed cistern, pedestal wash basin, radiator, extractor fan, skylight window, coved ceiling.

## **OUTSIDE**

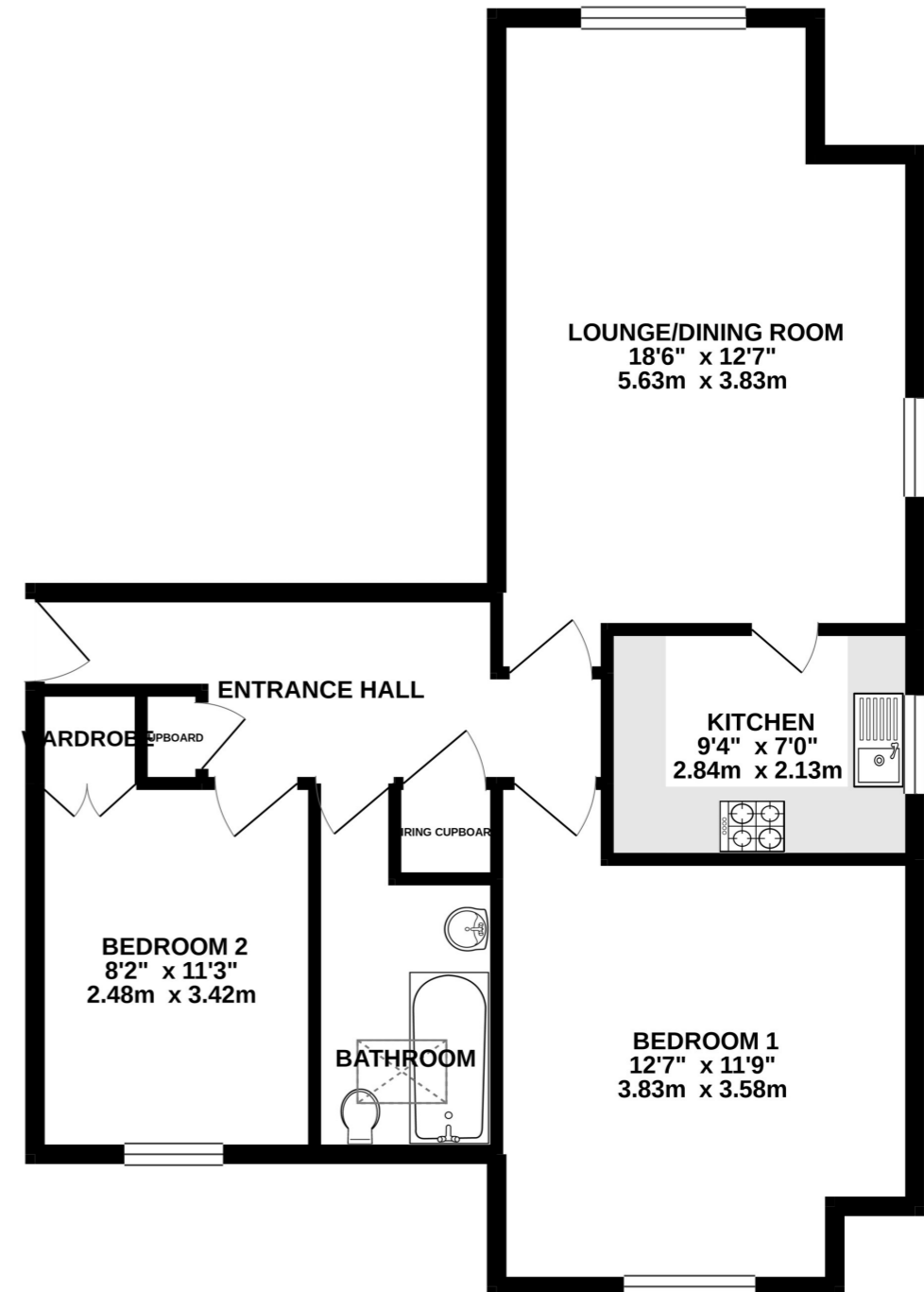
### **Communal Gardens**

Partly wooded with areas of lawn.

### **Parking**

Allocated parking space and guest parking.

705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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