

Branksomewood Road Two Bedroom Retirement Property



15 Silver Wood Court, Brankesomewood Road, Fleet, GU51 4JG

The Property

This two bedroom first floor retirement apartment is situated in Silver Wood Court which is a development constructed by McCarthy and Stone and sits within the prestigious Blue Triangle area of Fleet.

Accommodation

The accommodation comprises of an L-shaped living/dining room which has a feature fireplace with electric fire, a door giving access to a Juliet balcony and double doors into the kitchen. The kitchen is fitted with a range of units, integrated oven, hob and extractor. There are two double bedrooms, both with fitted wardrobes and a refitted shower room. The property also has emergency pull cords and electric wall mounted heaters.

Communal Facilities

An attractive communal lounge is an ideal area for social gatherings. All properties share the communal grounds which are well tended plus communal parking. An additional benefit of the development is the part time Manager.

Service Charge/Ground Rent/Lease

Service Charge is currently £3,530,00 per annum
Ground Rent is £205.00 per 6 monthly
There are approximately 100 years remaining on the lease.

Location

The Blue Triangle area of Fleet is ideally situated for Fleet town centre with its extensive shopping and leisure facilities, churches of various denominations and health care services.

Fleet mainline railway station is close by and offers services to London Waterloo from 43 minutes whilst Junction 4a of the M3 motorway is a short drive away. The historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are easily accessible.











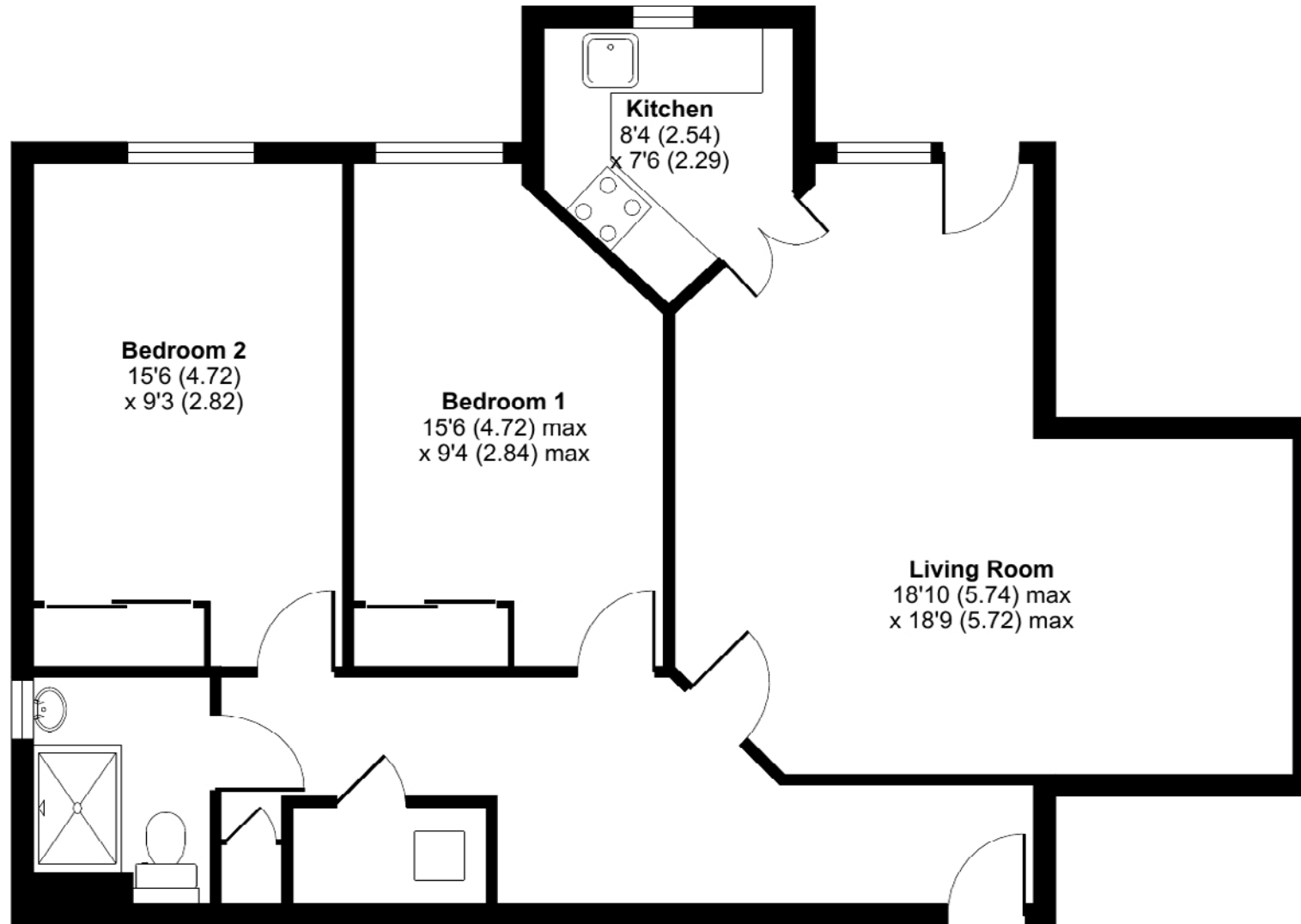




Branksomewood Road, Fleet, GU51

Total = 797 sq ft / 74 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for McCarthy Holden. REF: 829445







Places of interest

This first floor property is ideally located for all of the facilities provided by Fleet town centre, some of which are shown below. There are also a variety of restaurants, coffee shops and a library.

The villages of Hartley Wintney and Odiham plus the attractive market town of Farnham are all within a six mile drive.



Hart Shopping Centre



Basingstoke Canal



Fleet Mainline Railway Station



Fleet High Street



Fleet Pond

Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode GU51 4JG. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned. The developer reserves the right to change the specification at any time during the build process without notice.

Viewing

Telephone sole agents
McCarthy Holden: 01256 704851

Services

Mains electricity, water and drainage.
Electric Heating.
EPC Rating C (77)

Local Authority

[Hart District Council](#)
[Council Tax Band - D](#)

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