



Branksome Walk Manor, Branksomewood Road  
Fleet, Hampshire, GU51

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# A conveniently positioned retirement apartment.

Hamptons International

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Retirement complex offering independent living | 2nd floor apartment | living room | well equipped kitchen | two bedrooms | bathroom | residents sitting room | gardens | 14 Communal parking bays | convenient access to Fleet Town Centre | house manager

## Guide Price £250,000 Leasehold

### Description

The communal entrance has a entry phone system, residents sitting room, cloakroom and a lift to all floors. A front door to the apartment opens into the hallway with two storage cupboards. The side aspect living room with feature fireplace is adjacent to the kitchen, which is fitted with a good range of kitchen cabinets and contrasting worksurfaces served by a range of integrated appliances. The two bedrooms are complemented by a modern bathroom suite.

### Outside

The apartments are approached via a private driveway with residents parking spaces and a communal lawn and gardens.

### Location

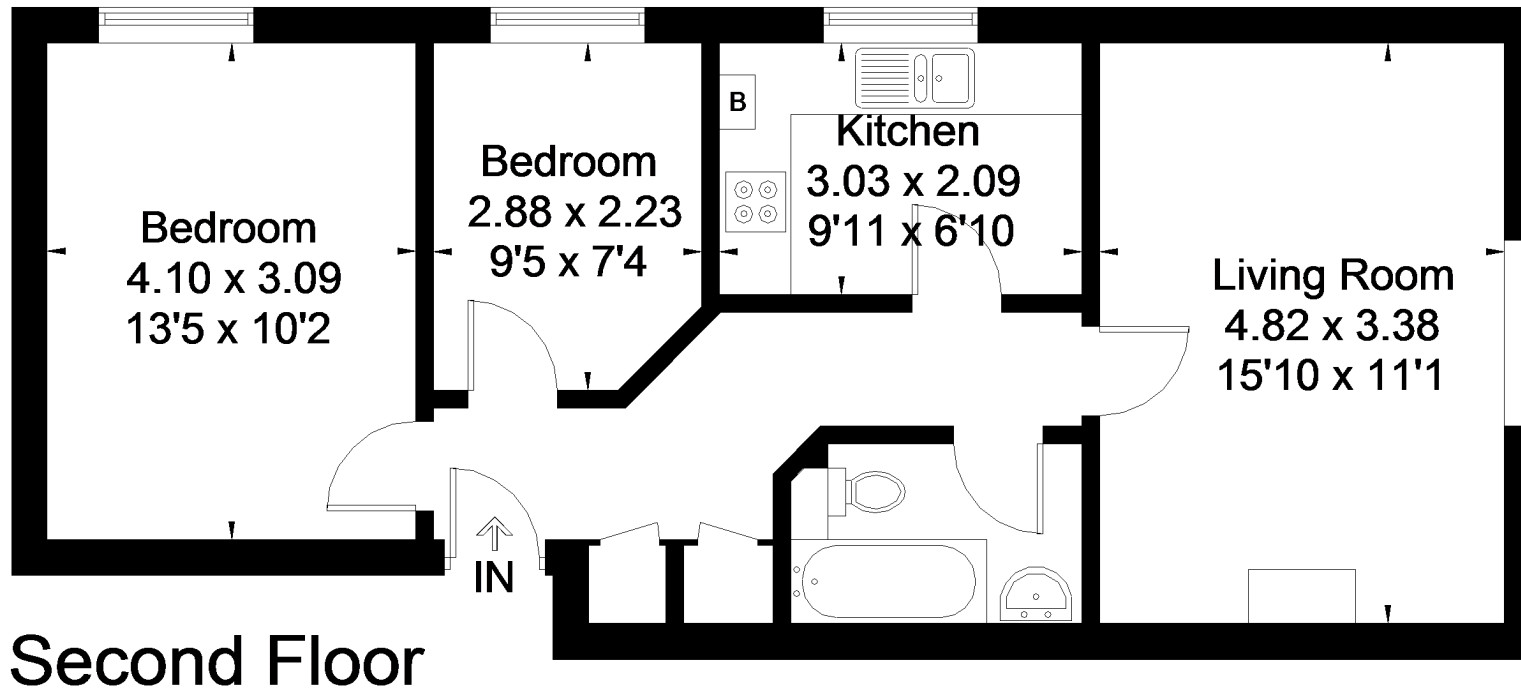
Branksome Walk Manor is located within Fleet's prestigious 'Blue Triangle' and in a pleasant residential road with convenient access to the doctor's surgery and Fleet's town centre. Fleet offers an excellent range of both independent and national retailers, whilst the road and rail links give access to London and the South coast.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(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	

## Branksomewood Road, Fleet

Approximate Gross Internal Area = 56.3 sq m / 606 sq ft



FLOORPLANZ © 2015 0845 6344080 Ref: 157969

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

