



Right Choice Estate Agents are delighted to offer this beautifully presented two bedroom first floor maisonette, located in the highly sought-after Ancells Farm. This modernised home offers two well proportioned bedrooms, a spacious living/dining room ideal for entertaining, a newly re fitted kitchen and a family bathroom. The property has been fully redecorated and modernised throughout, creating a stylish and move-in-ready finish. Additional benefits include a communal garden, gas central heating, new windows, an allocated parking space, access to visitors parking and approximately 151 years remaining on the lease. There is a peppercorn ground rent and the service charge is only £80 pcm which includes gardening and window cleaning, making this an attractive and cost-effective purchase.

Location: Ancells Farm is a highly sought-after and well-established residential development in Fleet, known for its attractive leafy setting, peaceful cul-de-sacs and welcoming community feel. Residents enjoy access to a local park, children's playground, community centre and nearby nature reserve, making it particularly well suited to families and those who enjoy the outdoors. Fleet's mainline railway station is approximately a fifteen-minute walk away, offering direct services to London Waterloo in around forty minutes, while the town centre and M3 are also conveniently accessible. With its excellent transport links, green surroundings and range of local amenities, Ancells Farm is an ideal choice for families and commuters alike.

Tenure: Leasehold circa 151 years remaining.

Service and maintenance charge: £80 pcm

Ground rent: Peppercorn

Local Authority: Hart, council tax band C

Viewing Details: Strictly by appointment only. Please Contact Right Choice Estate Agents

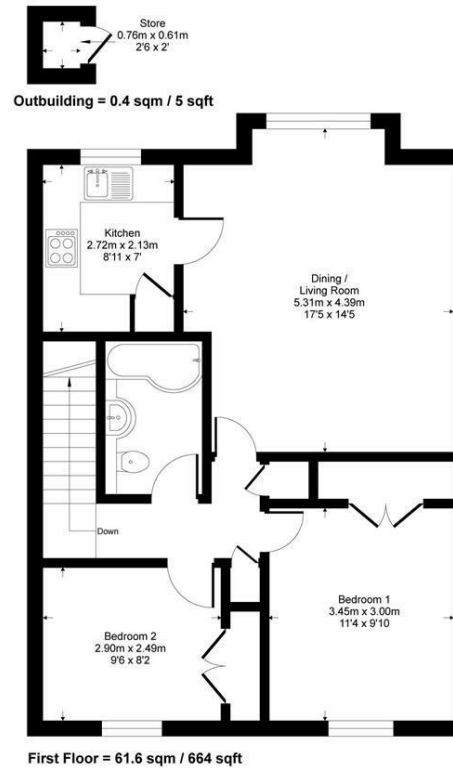




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Saddleback Way

Approximate Gross Internal Area = 61.6 sq m / 664 sq ft
Approximate Outbuilding Internal Area = 0.4 sq m / 5 sq ft
Approximate Total Internal Area = 62 sq m / 669 sq ft



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.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. It is the responsibility of your appointed legal representative to ensure all relevant documentation is present and the property is suitable for purchase. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation. Right Choice Estate Agents is a trading name of Right Property Choice Limited, 72 Beecham Berry, Basingstoke, Hampshire, England, RG224QN, Registered No: 14505100