



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

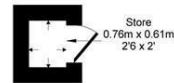




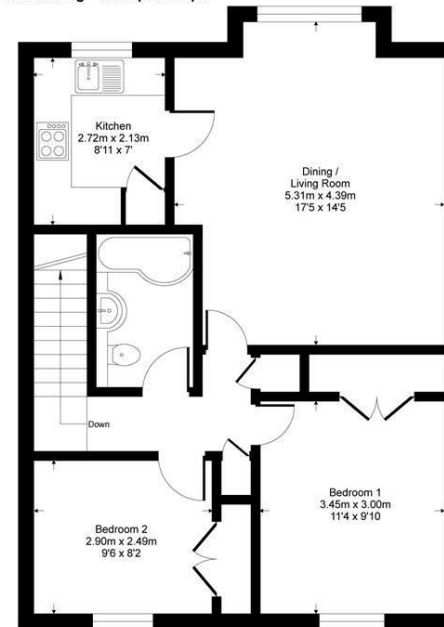
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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



Outbuilding = 0.4 sqm / 5 sqft



First Floor = 61.6 sqm / 664 sqft

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.



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