



## 1 bed flat to buy in GU51

Albert Street, Fleet, Hampshire, GU51 3XY

**£140,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ One-bedroom purpose-built flat
- ✓ Recently refurbished throughout
- ✓ Sold Tenanted achieving £1050
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

023 8251 4032  
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Offered to the market, this beautifully presented one-bedroom purpose-built flat in the sought-after Gainsborough Court offers modern living in a well-maintained development just a short walk from Fleet town centre and transport links.

Recently , the property features stylish new wood flooring throughout, a modern fitted kitchen, and a sleek bathroom with a double fitted shower. The bedroom benefits from built-in wardrobes, and both the lounge and bedroom enjoy views over the well-kept communal gardens.

Additional benefits include upgraded electrics (with 4 years remaining on the current Electrical Installation Condition Report), a new Energy Performance Certificate, and an allocated off-street parking space.

The property is an ideal investment, being sold with sitting tenants paying £1050 PCM

Has one allocated parking space off road. Communal Garden

Start date of lease 01.06.1986

89 years left, ends 20.09.2114.

Service charge £468.83 due 6 monthly

Ground rent £250 per annum

Buildings Insurance £170 per annum

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 89

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £937.00

Price: Starting Bid £140,000

Property Type: Flat

Parking: Allocated, Off Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

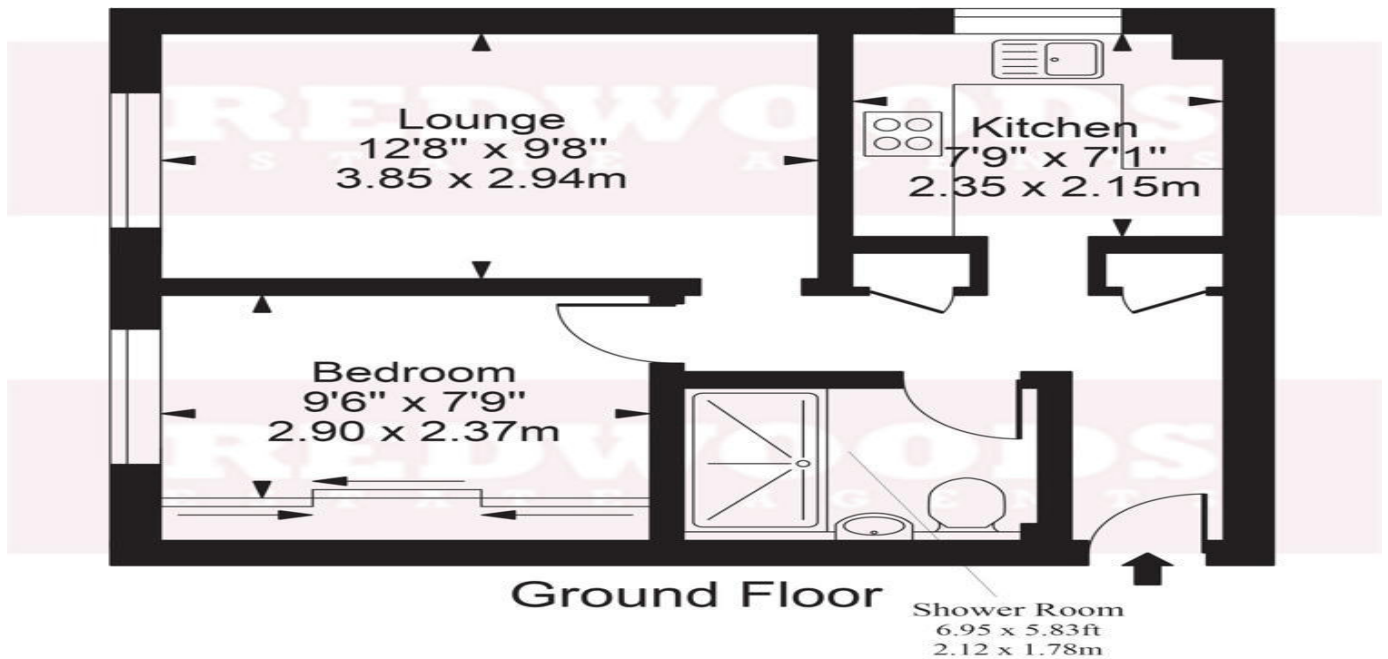
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

# Ground Floor Flat Gainsborough Court

Approx. Gross Internal Area 406 Sq Ft - 37.71 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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| 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>                            |         | 77                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 50      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Albert Street, Fleet, Hampshire, GU51 3XY

Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way Silverlink Business Park, Wallsend, Wallsend, Wallsend, NE28 9NY,**  
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