



## Two Bedroom Apartment

**Cranbrook Court, Fleet, Hampshire, GU51 4QA**

Price: £274,950

- Two Bedrooms
- Ground Floor Maisonette
- Garage in a Block
- Parking Available
- Refurbishment Opportunity
- No Onward Chain
- Estimated Rental Price: £1,200
- EPC: C (71)





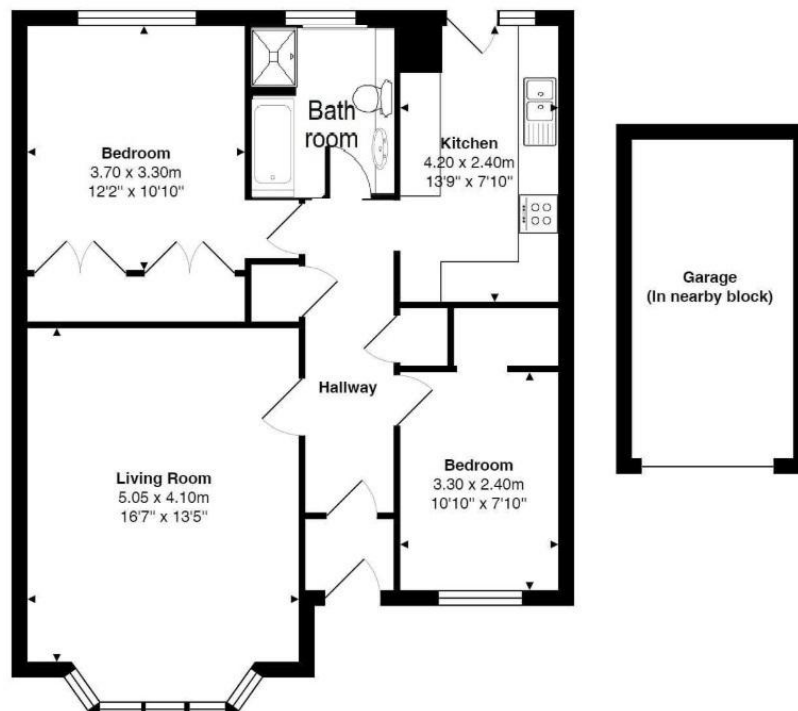
## Description

An exciting project for investors, first time buyers, or anyone looking to put their own stamp on a property! This two bedroom ground floor maisonette is situated in a sought after area of Fleet and offers fantastic potential for full renovation. The accommodation comprises two well proportioned bedrooms, a spacious living area, kitchen, and a bathroom – all in need of modernisation. With a bit of vision and work, this property could be transformed into a stylish and comfortable home or a smart investment. With a full refurbishment, and depending on condition, Bridges Lettings believe this property could achieve a rental income of £1,400 - £1,500 pcm. Further benefits include a garage in a nearby block, as well as permit parking available for residents. The property is ideally located within easy reach of Fleet town centre, local amenities, and excellent transport links, including Fleet train station and the M3 motorway. Offered with no onward chain, this is a rare opportunity to acquire a property with great potential in a desirable location. Viewings are by appointment only – don't miss out on this blank canvas!

## Outside

The property benefits from a garage in block, communal grassed areas, and residents' parking is available with a permit.

## Floorplan



TO ARRANGE A VIEWING PLEASE CONTACT:  
Tel: **01252 361550** or Email: **info@bridges.co.uk**



Important Notice - These particulars are set out as a general outline only for the guidance of intended purchasers/tenants and do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Purchasers/Tenants must satisfy themselves by inspection or otherwise as to their correctness.