



Clarence Road | | Fleet | GU51 3XX

Asking Price £98,500

Leasehold

*Waterford's* W  
Residential Sales & Lettings

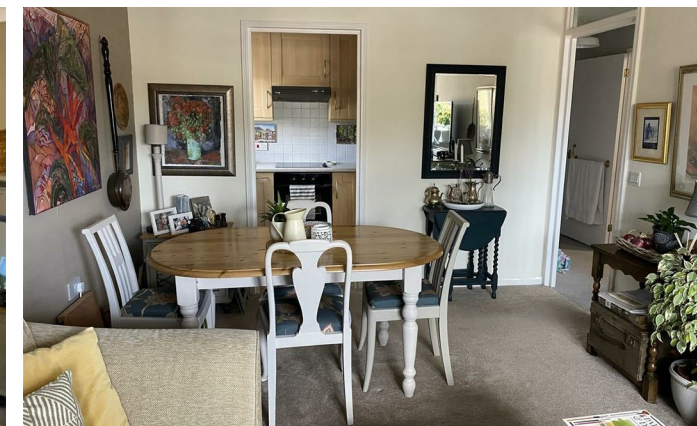
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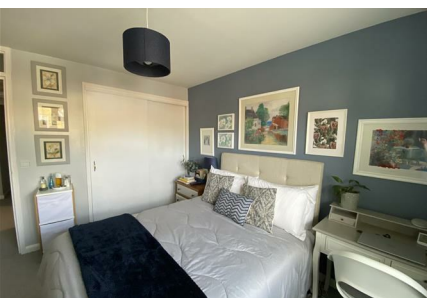
This bright and spacious one-bedroom apartment is set within a popular development for over 55s, just a short walk from Fleet's shops and transport links. Featuring a modern kitchen, stylish shower room, and welcoming living space, the property also benefits from an on-site manager, communal gardens, shared laundry facilities, and regular social events — all in a secure, friendly environment.

- Beautifully presented apartment exclusively for 55 years of age and over
- Resident and visitor parking
- Well tended communal grounds with seating areas
- Fitted kitchen with built appliances
- Apartment maintained to an excellent standard throughout
- Walking distance of Fleet town centre
- Onsite manager and regularly maintained communal areas
- Communal Laundry facilities
- Shower room with adjoining double bedroom
- Vibrant community atmosphere with weekly social activities and coffee mornings

Exclusively for Over 55s – Beautifully Presented Apartment in Prime Fleet Location

Nestled within a well-regarded development just a short stroll





from Fleet town centre, this beautifully presented apartment is exclusively available to residents aged 55 and over. Thoughtfully maintained to an exceptional standard throughout, the property offers a superb combination of comfort, convenience, and community living.

The apartment features a modern fitted kitchen with integrated appliances, a bright and welcoming living space, and a stylish shower room conveniently located next to the spacious double bedroom. Residents benefit from a dedicated onsite manager, ensuring peace of mind and smooth day-to-day operations.

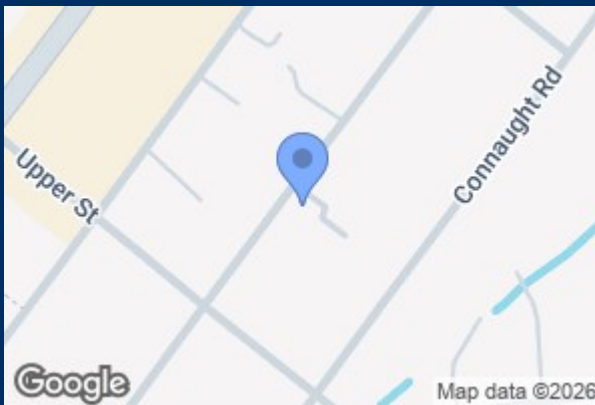
Set within well-tended communal grounds complete with charming seating areas, the development also offers resident and visitor parking, regularly maintained communal spaces, and shared laundry facilities. A vibrant community atmosphere is at the heart of this home, with weekly social events and coffee mornings fostering connection and a true sense of belonging.

This is a rare opportunity to enjoy a secure and supportive lifestyle in a friendly community, all within easy reach of Fleet's shops, amenities, and transport links.

Disclaimer: This Information has been obtained and provided by the Property Owner

Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!

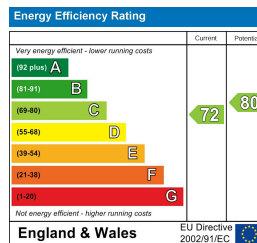
Are you wondering: how much is my house worth in Fleet? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.



Approximate Area = 489 sq ft / 45.4 sq m (excludes store)  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).



39 The Hart Centre  
Fleet  
Hampshire  
GU51 3LA  
01252 623333  
fleet@waterfords.co.uk