



Waterfront | | Fleet | GU51 3UQ

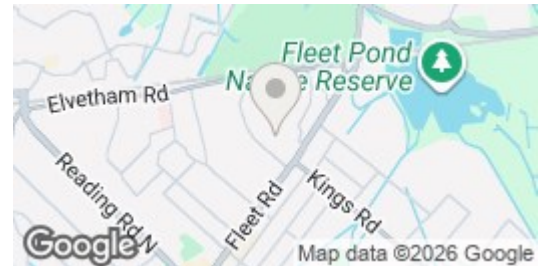
£1,275

**Waterfords**  
Residential Sales & Lettings





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



## Description

Waterfords are delighted to present one and two bedroom luxury apartments in Roop House development, ideally located next to Fleet Train Station and overlooking Fleet Pond. Finished to an exceptional standard throughout, the apartment features a high-spec handleless kitchen with quartz worktops and integrated appliances, stylish fully tiled bathrooms with Grohe fittings, fitted wardrobes, LVT flooring, and floor-to-ceiling curtains. Additional benefits include MVHR ventilation, brushed chrome fittings, solid internal doors, and sprinkler systems throughout. Available immediately to rent, this exceptional home offers contemporary living in one of Fleet's most sought-after locations.

## Key features

- Video intercom entry system
- Available Now
- ANPR Parking - Speak to agent for more details
- Electric heating & Mitsubishi Electric air filtration
- Integrated Samsung appliances with five-year warranty
- Council Tax - To be confirmed EPC B
- All Apartments Operate Via A Smart Prepayment Top Up Meter
- Grey contemporary kitchen with quartz worktops & white marble splashback
- Lift access & allocated parking on selected apartments
- Brand-new luxury development next to Fleet Train Station



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