



Selbon

Residential sales & lettings

Newton Drive, Church Crookham, Fleet,
Hants, GU52 8BL

Offers over £200,000 Leasehold



01252 979300

Selbonproperty.co.uk

- One Bedroom First Floor Apartment
- Kitchen/Dining/Living Room
- Bathroom
- Gas Central Heating & Double Glazed Windows
- Ideal First Time or Investment Purchase
- 24ft. Open Plan Living Accommodation
- Kitchen with Integrated Appliances
- Two Allocated Parking Spaces
- 14ft. Balcony
- No Onward Chain

Selbon estate agents are delighted to offer this modern first floor apartment to the market situated on the popular Crookham Park development in Church Crookham.

In our opinion the property is in excellent condition throughout and is finished to a high specification making it an ideal first time or investment purchase.

The property is accessed via a communal entrance with the post boxes and stairs leading to the first floor landing, there is a front door leading to the entrance hall.

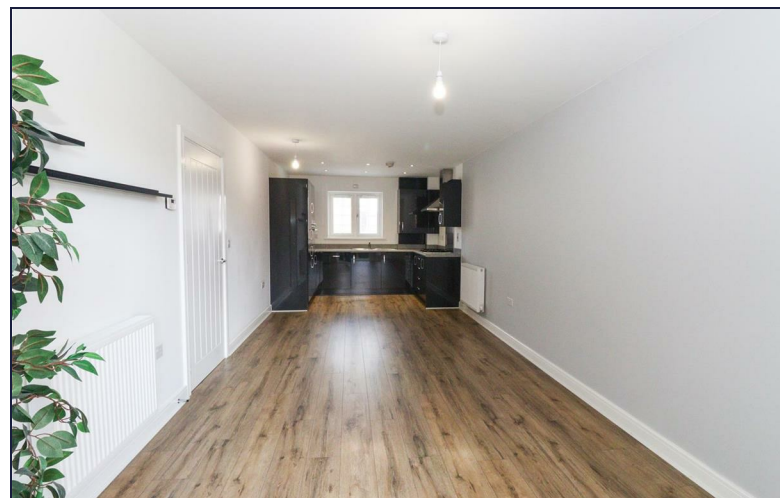
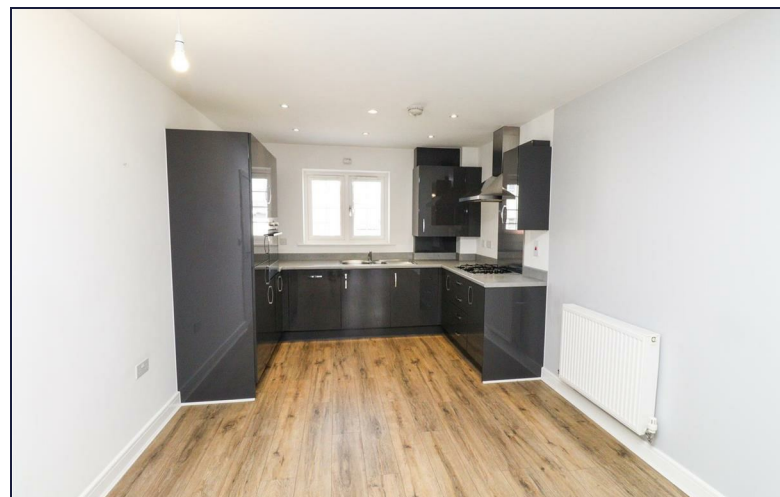
The entrance hall has access to a storage cupboard and door to all rooms. The 24ft. open plan lounge/diner opens to a modern kitchen and features wood flooring and French doors which lead to a balcony. The modern kitchen comprises an inset one and a half bowl and drainer sink unit with mixer taps with a cupboard below, plus a further range of matching eye and base level cupboard and drawer units, roll edge worksurfaces, fitted 4 ring stainless steel gas hob with a stainless steel cooker hood above and an electric oven, integrated dish washer, washing machine and fridge/freezer, concealed combination boiler for the hot water and central heating, inset spotlights, and double glazed window.

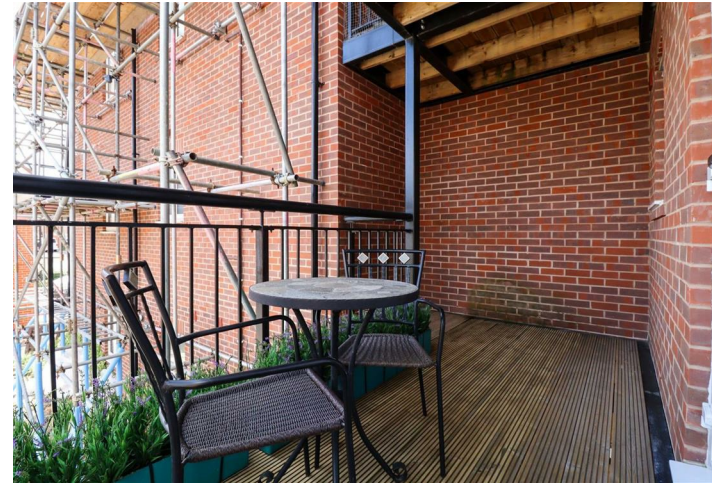
The double bedroom has wood flooring and a double glazed window. The bathroom comprises; panel enclosed bath with mixer tap and shower over, W.C and pedestal hand wash basin.

Further benefits include a combination boiler serving the gas central heating and hot water, double glazed windows, two allocated parking spaces (to the rear of the property) visitors parking, communal secure bike store and a bin store.

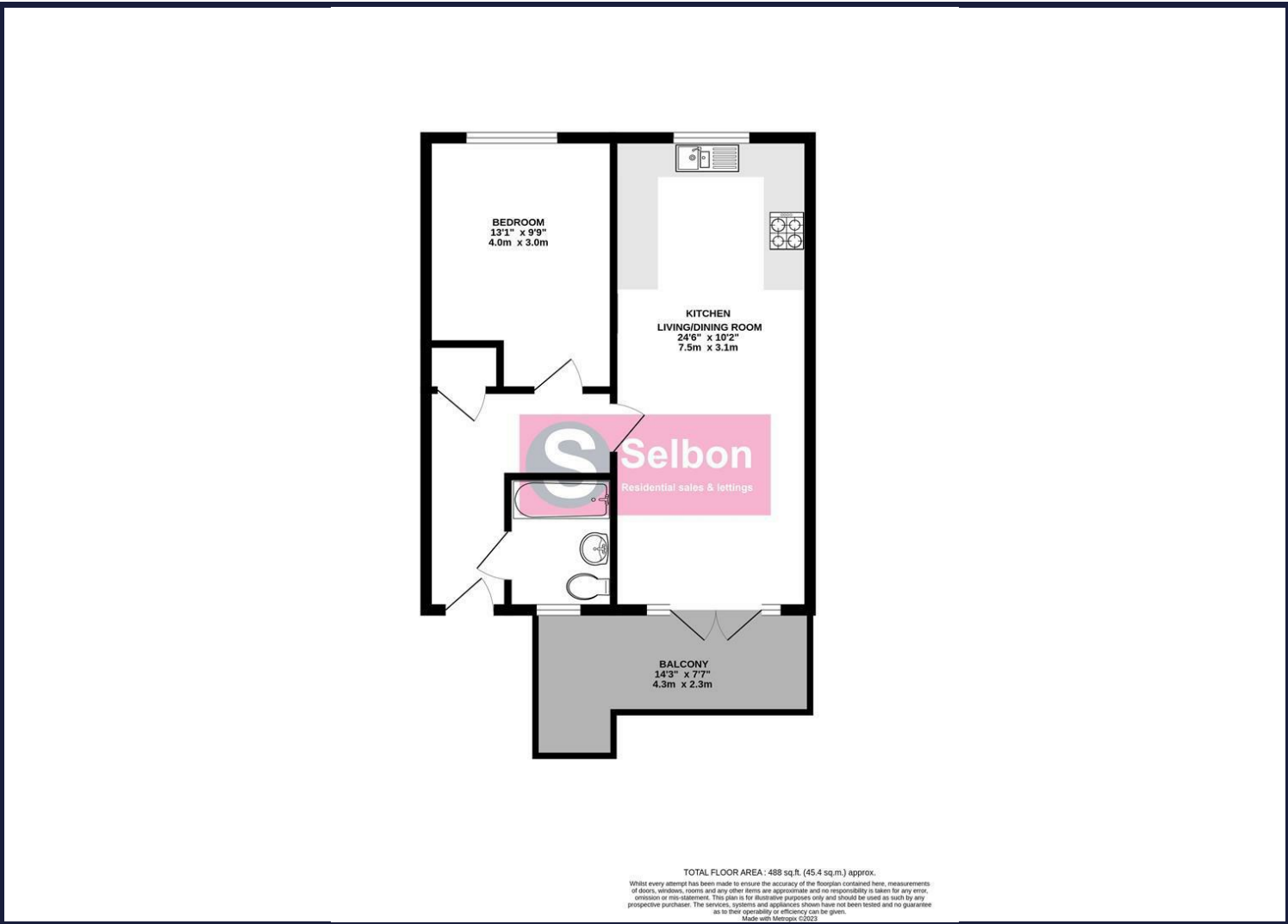
We are advised by the vendor that there is approximately 116 years remaining on the lease. The ground rent is £250 per annum and the service charge is £1200 per annum.

The Crookham Park development benefits from an abundance of outside space including the SANGS land which leads to village of Ewshot. A community centre, Sainsburys local and Tweseldown Infant school are all in easy reach.





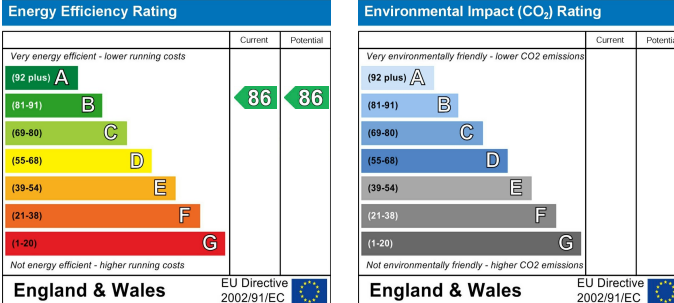
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

Council Tax Band: C

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