



**Selbon**

Residential sales & lettings

Waterside Court, Fleet,  
Hants, GU51 2RH

Offers in excess of £210,000 Leasehold



**01252 979300**

Selbonproperty.co.uk

- Semi detached bungalow
- Open plan lounge/kitchen
- Bathroom
- Communal Grounds
- Close to Fleet pond
- Communal entrance & entrance hall
- 2 bedrooms
- Double glazed windows & electric heating
- Allocated parking space
- Close to main line station

Selbon Estate Agents are delighted to offer to the market this two bedroom semi-detached bungalow is situated in a secluded spot on the fringes of Fleet pond and based within close proximity to Fleets main line train station.

The property was granted a 99 year lease 3rd March 1988 with approx 62 years remaining. The ground rent for the current year is £90 with the service charge £1250.19. The vendor has advised us that they are starting the process of negotiating an extension of the lease.

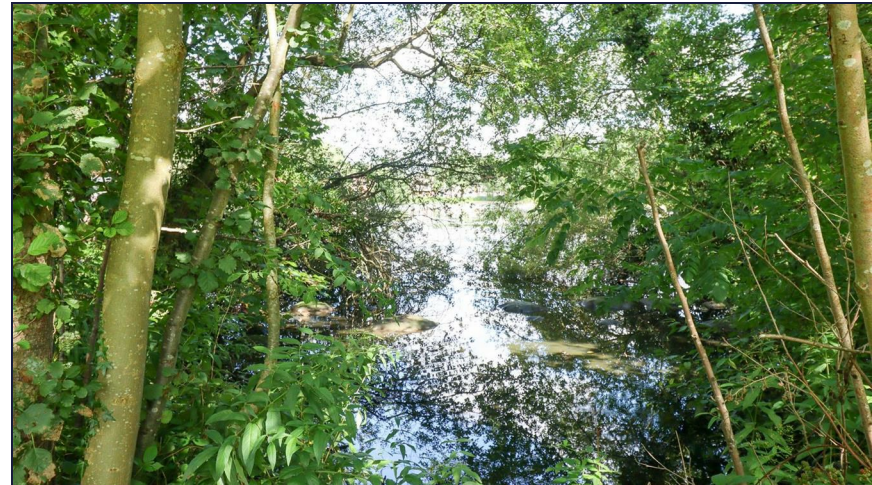
The property is accessed through a communal door and hallway which is shared by just one other neighbour. You enter the property through the main door into the hallway which has doors leading to both bedrooms, the bathroom and the kitchen. The principal bedroom is immediately to your left and offers unspoiled views over the communal gardens, as well as built in storage. Further down the hallway is the bathroom which is a white suite and contains a bath with shower over head as well as a toilet and basin. At the end of the hallway are doors leading into bedroom two and the lounge/kitchen. Like Bedroom one, bedroom two also offers great views of the communal garden. The main living space comprises of an open plan kitchen/living room which benefits from two bay windows offering dual aspect views of the communal gardens, in the kitchen area there is space for a washing machine, cooker and fridge freezer.

Additionally, the property benefits from loft storage, an airing cupboard, one allocated parking space as well as multiple visitor bays and stunning communal gardens which provide great views over Fleet Pond.

Fleet town centre is a short walk away with an array of shops, bars and restaurants. Access to the M3/A30 are a short drive away and there is easy access to walking, running and cycling routes including the Basingstoke canal, Edenbrook Country Park, Elvetham Heath Nature Reserve, Fleet Pond, Caesar's Camp and Velmead woods to name a few.





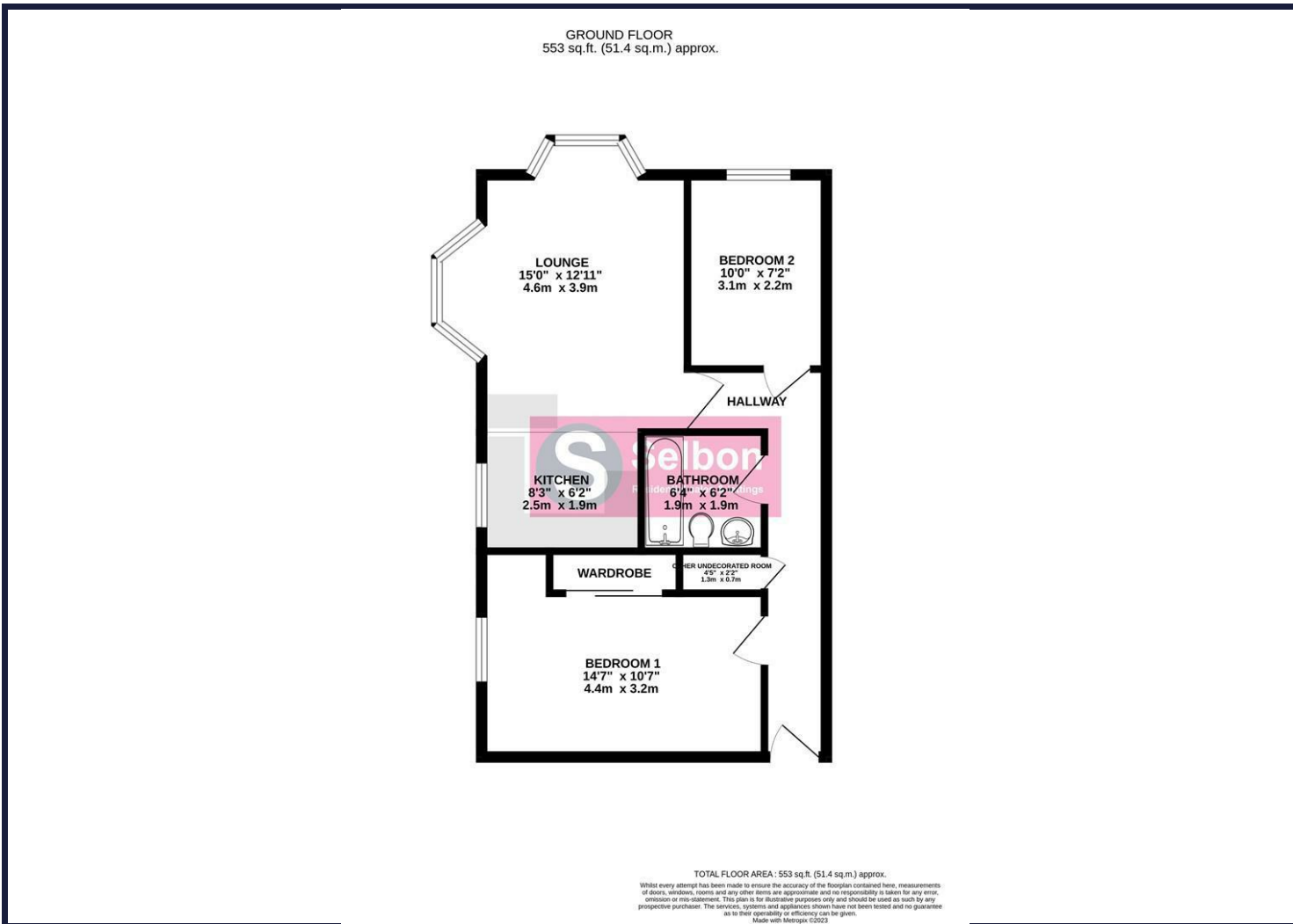




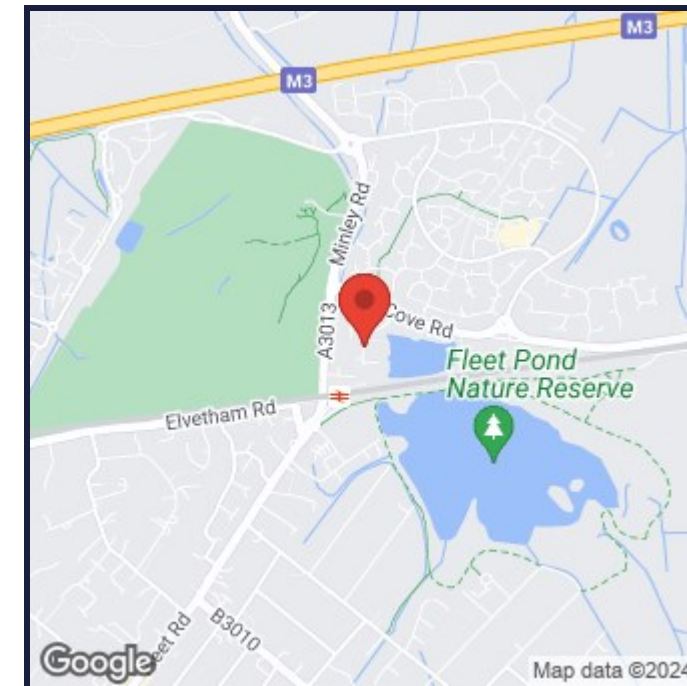




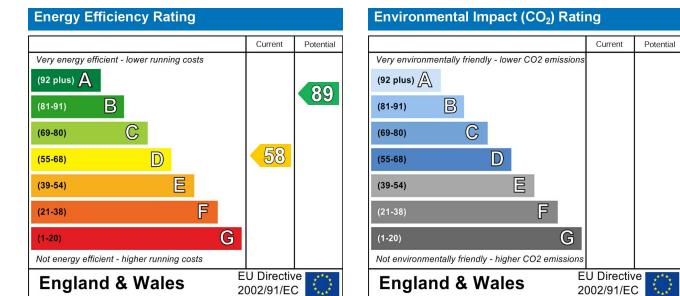
## Floor Plans



## 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

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## Council Tax Band: C

### Selbon Property Services Ltd

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