



Selbon

Residential sales & lettings

Church Road, Fleet,
Hampshire, GU51 4ND

Offers over £275,000 Leasehold - Share of Freehold



01252 979300
Selbonproperty.co.uk

- Ground Floor Apartment (Share of Freehold)
- Town Centre Location
- Living/Dining Room
- En-Suite to Bedroom One
- Close to Fleet Town & Train Station
- Three Bedrooms
- Re-Fitted Kitchen
- Private Covered Patio Area
- Main Bathroom & Cloakroom
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market this three bedroom ground floor apartment situated in the heart of Fleet town centre.

The property is conveniently located for local doctors surgeries (Branksomewood Surgery and Fleet Medical Centre) as well as an array of shops and other facilities all within easy reach.

Offered to the market with no onward chain the property benefits from a living/dining room with doors to a private patio area which in turn overlooks the communal gardens.

The kitchen has been re-fitted and comprises; eye and base level cupboard and drawer units under a roll top work surface, Inset sink with mixer tap. Built-in appliances include; oven, hob with extractor over, dishwasher, washing machine, fridge and freezer.

There are three bedrooms (two doubles and a single). Bedroom one benefits from an en-suite shower room with shower cubicle, hand wash basin, and low level W.C.

The main bathroom comprises; panel enclosed bath with mixer tap and shower over and a pedestal hand wash basin. A separate cloakroom boasts a low level W.C and hand was basin.

The entrance hallway has a range of built-in cupboards.

We are advised that the current service charge is approximately: £2080 per annum and the ground rent is £12 per annum. There are currently 993 years remaining on the lease.

Externally the communal grounds are laid to lawn. With access from the living space the covered patio area is laid to tiling with low level brick walls enclosing the area.

The apartment is within close proximity of local shops, pubs, restaurants and as well as benefitting from excellent communication links including the mainline railway station to Basingstoke and London Waterloo, the M3, A30 and A3.

For those who enjoy the outdoor life, there is easy access to Fleet Pond, Basingstoke canal and many other wonderful areas of beauty offering excellent walking, running and cycling routes.



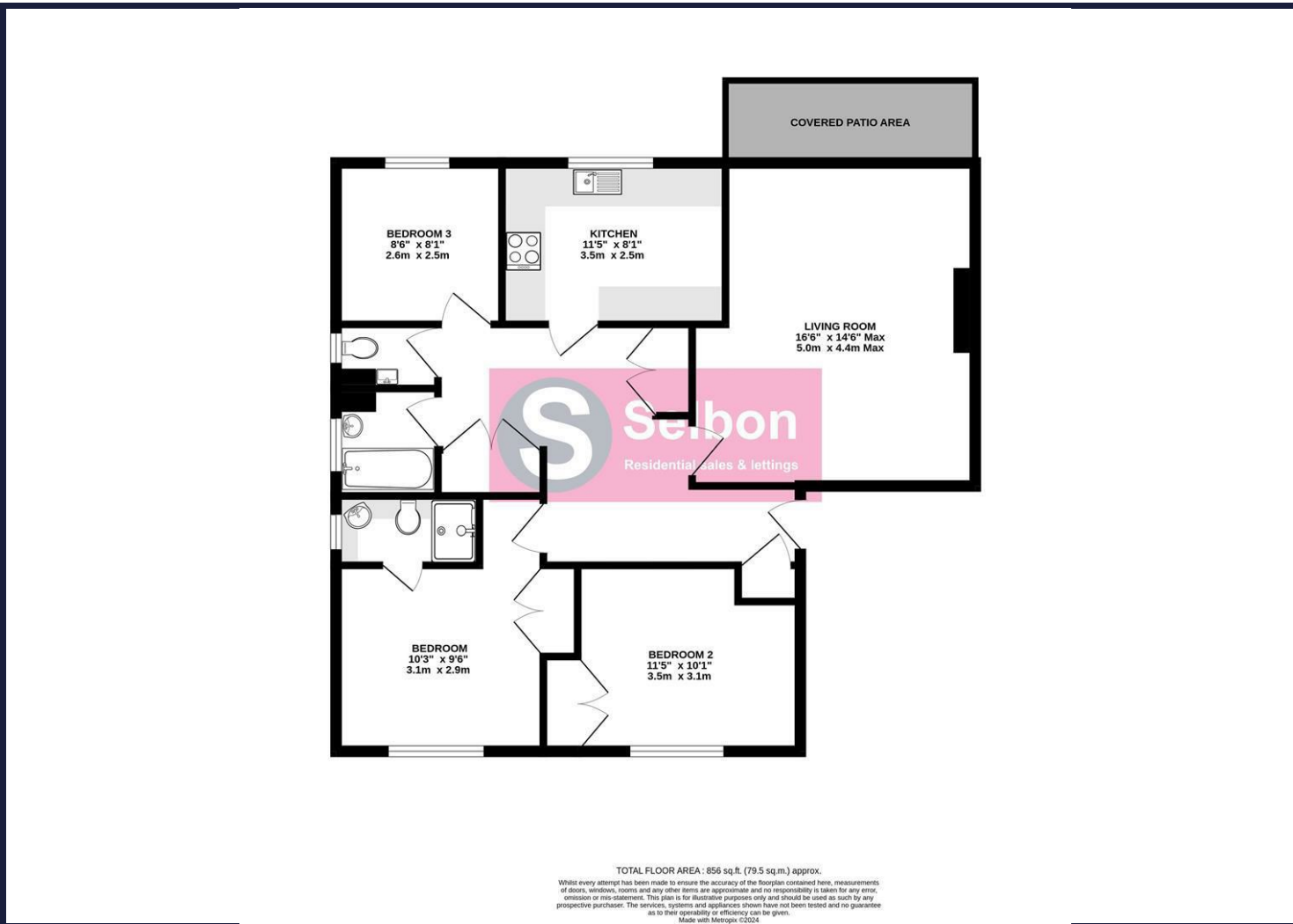




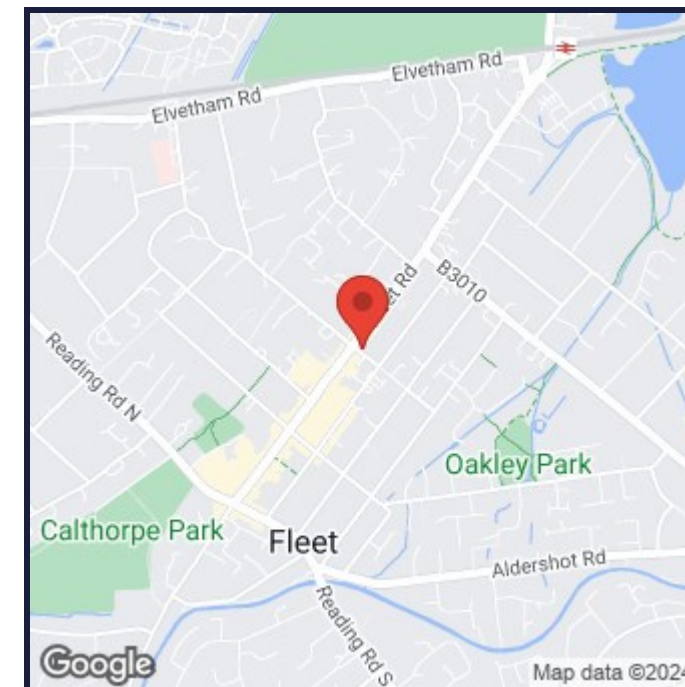




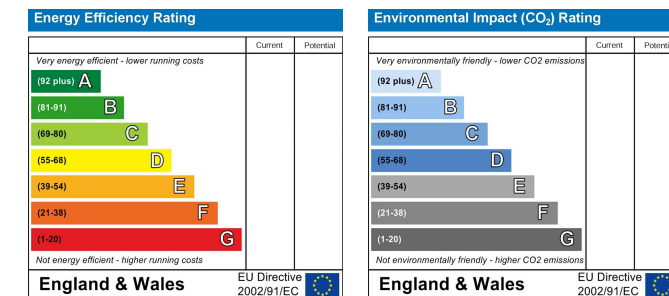
Floor Plans



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

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Council Tax Band: C

Selbon Property Services Ltd

Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW

Company Registration Number: 12108205 VAT Number: 370 7956 65

Tel: 01252 979300 Email: sales@selbonproperty.co.uk