



**Selbon**

Residential sales & lettings

Jubilee Drive, Church Crookham,  
Hampshire, GU52 8AN

Offers over £240,000 Leasehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)

- Modern First Floor Apartment
- Two Bedrooms
- Bedroom One with Doors to Balcony
- Corner Position in the Block
- Close to Local Schools and Amenities
- Crookham Park Development
- Open Plan Kitchen/Living Space
- Bathroom with White Suite
- Allocated Parking & Visitor Parking
- Gas Radiators & Double Glazed Windows

Selbon Estate Agents are delighted to market this a spacious first floor apartment, conveniently located at the start of the popular Crookham Park development, close to local shops and schools.

The property is offered in excellent order throughout and is an ideal investment, first time or bolt hole purchase. A 125 year lease was granted on 1st January 2012 and has 112 years remaining. The ground rent is currently £315.92 per annum and the service charge for the current year is £2013.83.

The building benefits from two entrances, one to the front of the building giving convenient access to the shops and one to the rear of the property with both having security entry systems. The communal entrance hall houses the post boxes and the stairs lead to a first floor landing where the front door to the property can be found.

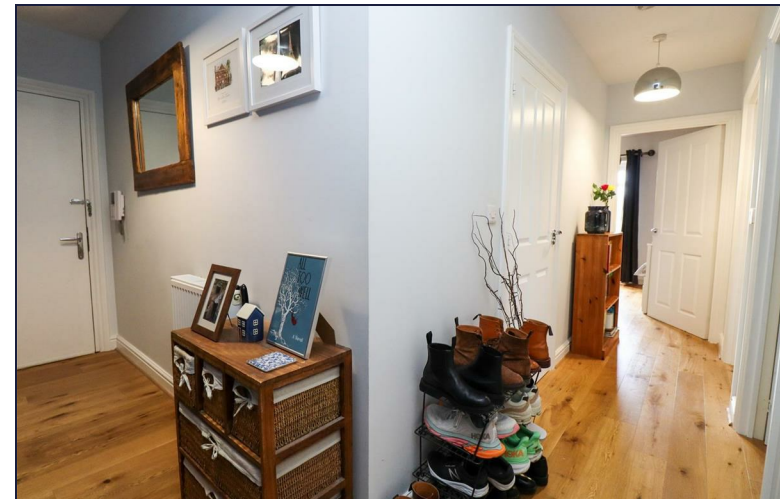
The entrance hall has two built-in storage cupboards, security entry phone system and doors to the lounge/kitchen, bathroom and both bedrooms. The 17ft open plan kitchen/living/dining room enjoys double aspect windows which allows an abundance of natural light.

The kitchen is fitted with a range of eye and base level units under a Granite work surface, Inset sink with mixer tap. Built-in appliances include; oven, hob with extractor over, washing machine, dishwasher, fridge and freezer.

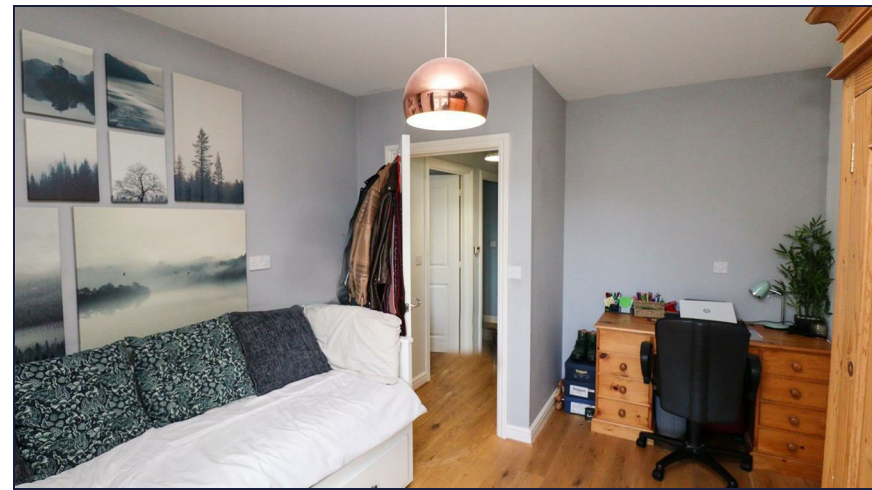
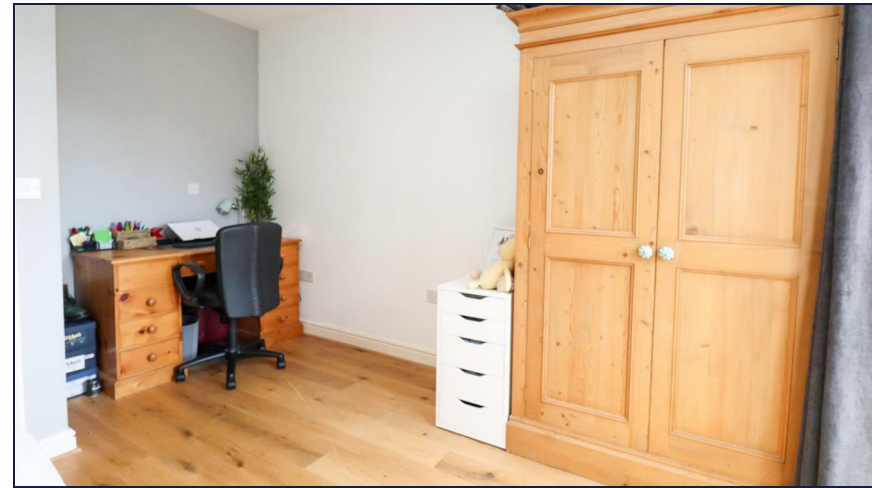
Bedroom one has double glazed French doors leading on to the balcony. The second bedroom is a double room. The bathroom comprises; panel enclosed bath with mixer tap and shower over, pedestal hand wash basin and low level W.C.

Further benefits include gas radiator heating, allocated parking space at the rear, communal bin & bike stores as well as visitor parking around the development.

Crookham Park boasts a variety of open spaces, a Sainsburys local and infant school as well as access to a wealth of walking, running and cycling routes and there is a bus route to Fleet town centre, which has an array of shops, bars and restaurants as well as Fleet train station.









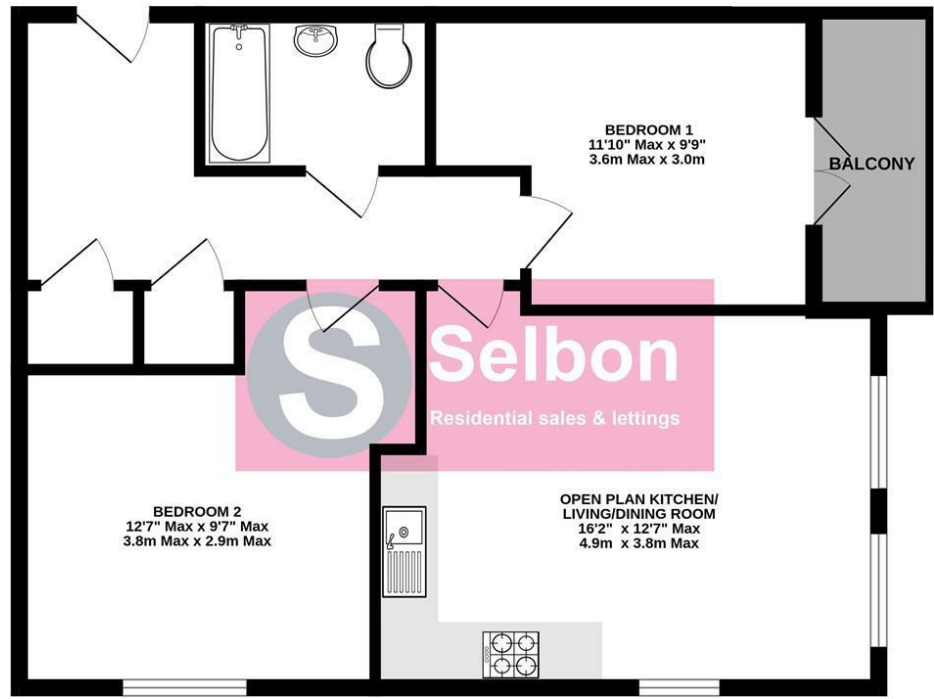






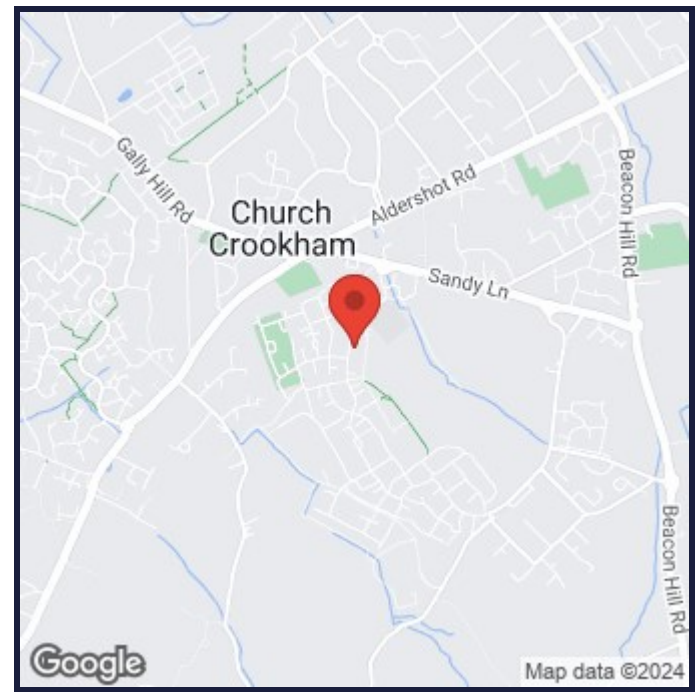


Floor Plans

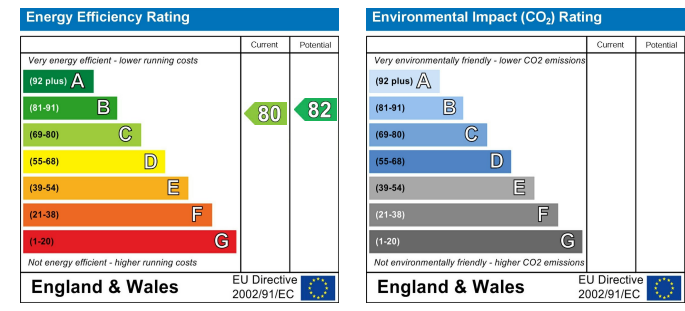


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

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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