



**Selbon**

Residential sales & lettings

Mulberry Walk, Fleet,  
Hampshire, GU51 5EG

Offers over £300,000 Leasehold



**01252 979300**  
Selbonproperty.co.uk

- Ground Floor Apartment Built in 2021
- 20ft. Open Plan Living Space
- Shower Room
- Edenbrook Village Development
- 995 Years Remaining on Lease
- Two Double Bedrooms
- Kitchen with Integrated Appliances
- Two Car Parking Spaces
- Close to Local Schools & Amenities
- Ideal First Time or Investment Purchase

Selbon Estate Agents are delighted to offer to the market this two bedroom ground floor apartment situated on the popular Edenbrook Village development.

The property is offered for sale in excellent order throughout and offers spacious living accommodation.

A communal entrance door with video/phone entry system leads to a communal hallway which in turn leads to the front door.

On entering the apartment you are welcomed into a hallway with cupboard with utility space, a further double cupboard and door to all rooms.

The 20ft. open plan living/dining/kitchen offers versatile living space with double windows allowing an abundance of natural light to flow into the room.

The fitted kitchen comprises; eye and base level cupboard and drawer units with inset sink with mixer tap. Built-in appliances include; dishwasher, fridge/freezer, double oven, hob and extractor over.

There are two double bedrooms, the main one with built-in wardrobes and a stunning shower room. The shower room comprises; walk-in shower cubicle, hand wash basin and W.C.

The property was built in 2021 and benefits from the remaining NHBC guarantee. The lease was granted in 2021 at 999 years and has 995 remaining. We are advised that the current service charges are £1500 per annum and the ground rent is currently £290 per annum.

The property also benefits from two car parking spaces as well as visitor parking.

The property is conveniently situated for local schools and is currently in the catchment area for Tavistock Infant school, All Saints Junior school and Calthorpe Park secondary school.

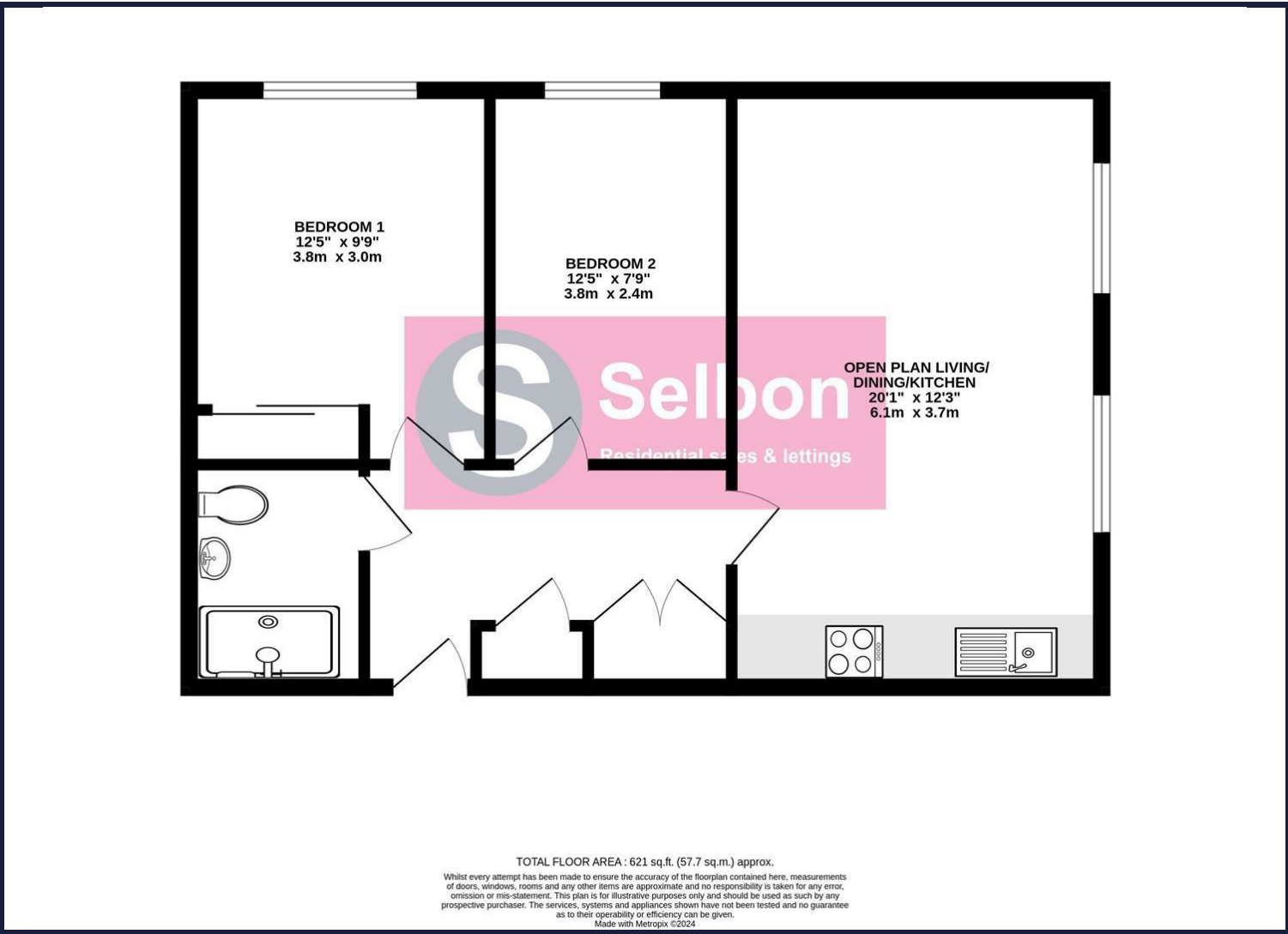
Other facilities include being in close proximity to Hart Leisure centre and the local Edenbrook Country Park. Fleet town centre (2 miles) and Fleet mainline railway station (2.3 miles) with trains to London Waterloo in around 40 minutes are easily accessible. The picturesque villages of Dogmersfield, Crondall and Ewshot are within a short drive of the property as well.



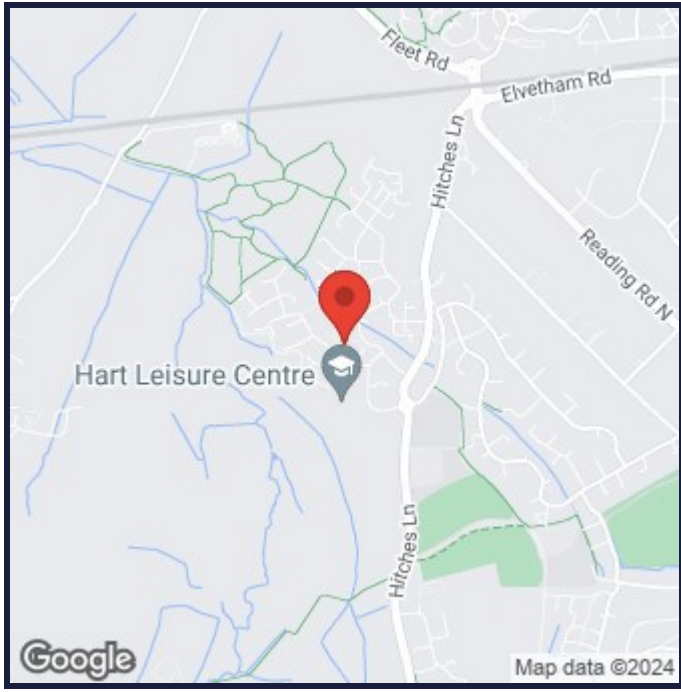




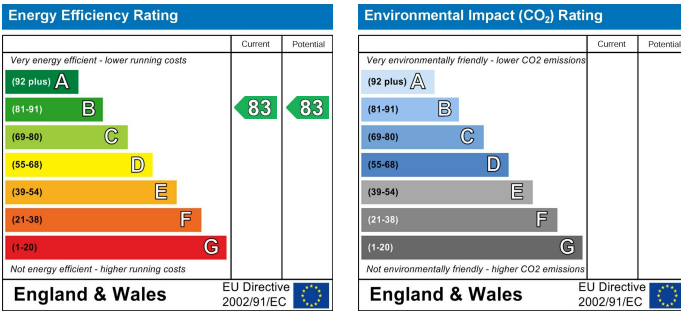
Floor Plans



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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