



**Selbon**

Residential sales & lettings

Aldershot Road, Church Crookham,  
Hampshire, GU52 8LJ

Guide price £275,000 Leasehold



**01252 979300**

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

- Ground Floor Apartment
- Two Bedrooms
- 17ft. Living/Dining Room
- Additional Bathroom with White Suite
- Communal Gardens
- Exclusive Gated Development
- Fitted Kitchen
- En-Suite Shower Room to Bedroom 1
- Allocated Parking & Visitor Parking
- Close to Local Amenities

Selbon Estate Agents are delighted to offer this deceptively spacious ground floor apartment to the market, conveniently located in Church Crookham, close to local shops and schools.

The apartment is situated in an exclusive gated complex with excellent access to major road and rail links and is ideal for an array of potential buyers including professional couples, first time buyers, investment buyers or those looking for a base in the UK. The property has approx 101 years remaining on the lease and the ground rent is £200 per annum and the current service charge is £130 per month.

The property is accessed via electric gates with a security entry phone system, once in the complex there is access to the allocated parking space at the front of the complex as well as the numerous visitor spaces.

The front door has security entry and leads to the communal entrance hall with a front door leading to the entrance hall of the apartment. The entrance hall has the security phone system, a large storage cupboard housing the combi boiler for the domestic hot water and central heating, there are doors leading to the lounge/dining room, bedrooms and bathroom.

The bright and airy 19ft lounge/dining room has ample space for sofas and dining room table and chairs with double doors leading into a modern fitted kitchen with ample storage units and works surfaces. Inset sink with mixer tap, built-in oven, hob and extractor over. Space and plumbing for washing machine.

Bedroom one has a rear aspect double glazed window and a door leading to an en-suite shower room with a white suite, bedroom 2 also has a rear aspect double glazed window. The main bathroom has a modern white suite.

Further benefits include gas central heating, double glazed windows, an allocated parking space, ample visitor parking spaces, communal grounds with lawn areas, bin and bike stores.

We recommend an early inspection to avoid disappointment.











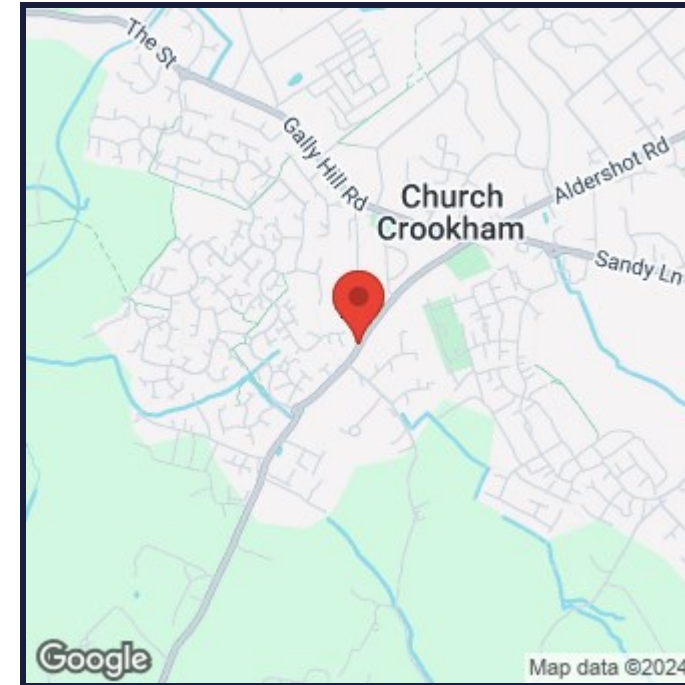
## Floor Plans



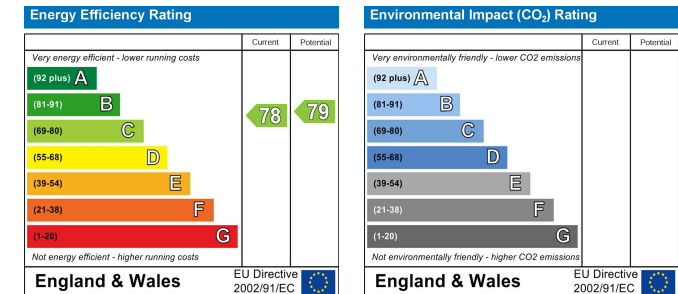
GROUND FLOOR

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.  
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## 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: D

### Selbon Property Services Ltd

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