



Selbon

Residential sales & lettings

Branksomewood Road, Fleet,
Hampshire, GU51 4JS

Guide price £300,000 Leasehold



01252 979300
Selbonproperty.co.uk

- Two Double Bedroom Retirement Home
- 19ft. Lounge/Dining Room
- Built-In Wardrobes to Both Bedrooms
- Residents Parking
- Close to Fleet Town Centre
- Fitted Kitchen
- Shower Room & Cloakroom
- Communal Lounge & Gardens
- Over 60's Complex
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market this two bedroom first floor retirement apartment, ideally situated just off Fleet high street within the Blue Triangle area.

Set in a modern complex, exclusively for the over 60's, with sociable communal areas including a generous, fully furnished, communal owner's lounge with doors and views overlooking the landscaped gardens. In addition there are guest suite facilities (chargeable) and many security features including: a telephone camera entry system, a 24-hour careline support system with a personal pendant alarm, intruder alarms to all apartments, as well as a proximity fob door entry system to the main entrance. A house manager is also available 5 days a week.

There is access to the upper floors both by stairs and a lift. On entering the property you are welcomed into a hallway with airing cupboard and further storage cupboard.

The spacious 19ft. living room has space for a small table and chairs and a door to the kitchen. The fitted kitchen comprises; eye and base level storage units with inset sink. Built-in oven, hob and extractor over, built-in washing machine.

The two double bedrooms both benefit from built-in wardrobes. The shower room features a white suite with corner shower, hand wash basin and low level W.C. There is also a separate cloakroom with hand wash basin and W.C.

The communal gardens are landscaped with mature planting and a patio area. Communal parking is also available.

The location is excellent with Fleet high street & Branksomewood doctors surgery just a stones throw away from the property.

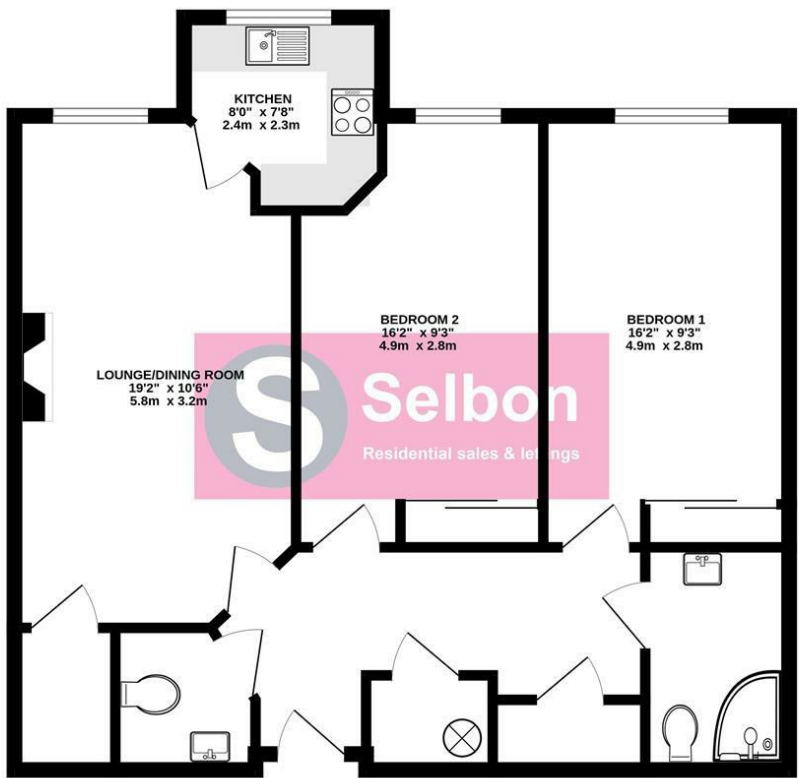
We are advised that the property was granted a 125 year lease in 2015 and has 115 years remaining. The current service charge is: £5265.32 and the ground rent is £754.96. All details should be verified by a purchasing solicitor prior to the exchange of contracts.

Russell Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.



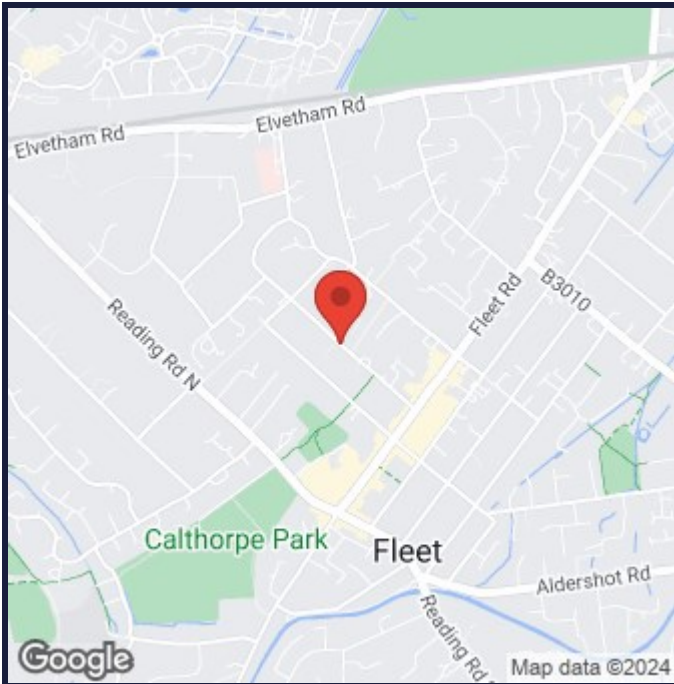


Floor Plans

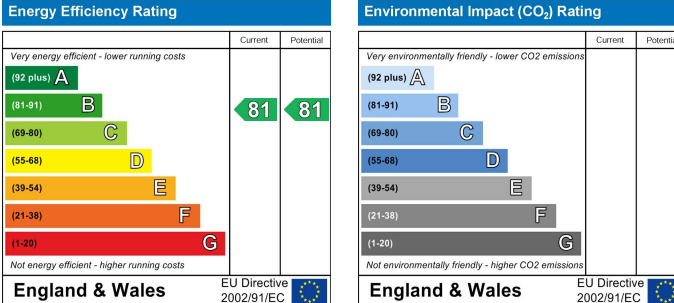


TOTAL FLOOR AREA: 733 sq.ft. (68.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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

Council Tax Band: D

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