



Selbon

Residential sales & lettings

The Coppice, Church Crookham,
Hampshire, GU52 6EX

Offers over £260,000 Leasehold



01252 979300

Selbonproperty.co.uk

- Ground Floor Apartment
- Two Double Bedrooms
- Separate Kitchen
- Allocated Parking Space & Visitor Parking
- Gas Central Heating & Double Glazed Windows
- Gated Development in Church Crookham
- 19ft. Living/Dining Room With Doors to Garden
- En-Suite Shower Room & Bathroom
- Communal Gardens
- Close to Local Amenities & Fleet Town Centre

Selbon Estate Agents are delighted to offer this deceptively spacious ground floor apartment to the market, tucked away in a no through road in a gated development, in the ever popular Church Crookham area of Fleet.

The home is an ideal first time or investment purchase, however, the property would also suit those looking to downsize and seek a more secluded and private setting.

The property was granted a 125 year lease in 2003 with 104 years remaining. We are advised that the ground rent is £200 per annum and the service charges are £1530.10 per annum.

The property is accessed via the no through road part of Award Road, which you can find off the Reading Road South end of Rounton Road. The select development can be found on the left hand side. The communal entrance has a telephone entry phone system and leads to the communal hallway with stairs and lift.

On entering the property you find yourself in the entrance hall with the entry phone system, a storage cupboard, doors to the lounge/dining room, bedrooms and bathroom. The 19ft. lounge/dining room has double doors which lead to the communal garden and door to a separate kitchen. The kitchen comprises eye and base level units under a roll top work surface, inset one and a half bowl sink with mixer tap, inset electric hob with extractor over, built-in oven, space and plumbing for washing machine and dishwasher, space for upright fridge/freezer, part tiled walls and inset spot lights. There are two double bedrooms and a spacious bathroom with a white suite. Bedroom one also benefits from en-suite facilities.

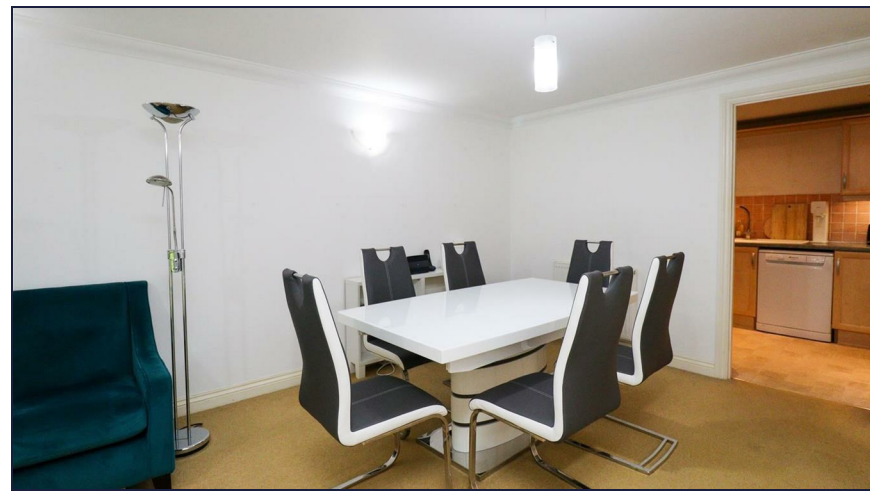
The apartment further benefits from a lift in the block, gas central heating, double glazed windows, communal grounds, allocated parking space and visitor spaces.

Fleet town centre is a short distance away .Fleet mainline train station is approximately 2 miles distant with trains to London Waterloo in around 43 minutes.

Internal viewings are highly recommended.









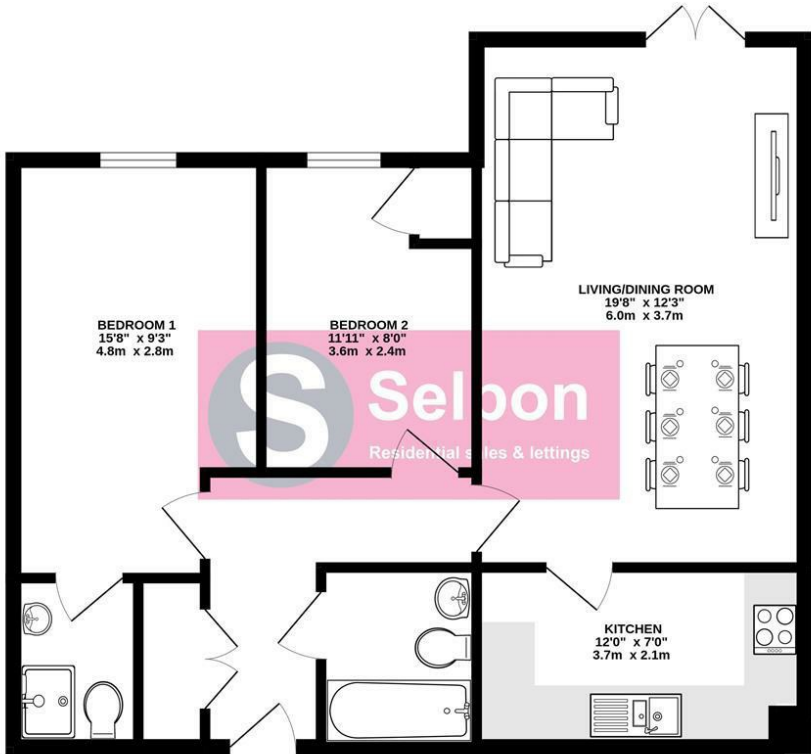








Floor Plans

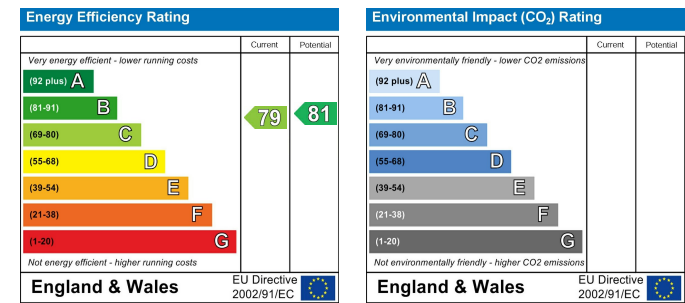


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 C3024

Area Map



Energy Performance Graph



Council Tax Band: C

Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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