



**Selbon**

Residential sales & lettings

Gurkha Road, Church Crookham,  
Hampshire, GU52 8DR

Guide price £280,000 Leasehold



**01252 979300**

Selbonproperty.co.uk



- Two Bedroom Apartment
- Open Plan Living Accommodation
- Modern Fitted Kitchen
- Two Allocated Parking Spaces
- Close to Local Schools & Amenities
- Crookham Park Development
- En-Suite & Family Bathroom
- Living Room with Balcony
- Visitor Parking Nearby
- No Onward Chain

Selbon estate agents are delighted to offer this modern two bedroom first floor apartment to the market situated on the popular Crookham Park development in Church Crookham.

The property is an ideal first time or investment purchase and is offered for sale with no onward chain.

The property is accessed via a communal entrance with the post boxes and stairs leading to the first floor landing, there is a front door leading to the entrance hall.

The entrance hall has access to a storage cupboard, door leading to lounge/diner which opens to a modern kitchen. French doors lead to a balcony with space for table and chairs. The modern kitchen comprises an inset one and a half bowl and drainer sink unit with mixer taps with a cupboard below, plus a further range of matching eye and base level cupboard and drawer units, roll edge worksurfaces, fitted 4 ring stainless steel gas hob with a stainless steel cooker hood above and an electric oven, integrated dish washer and fridge/freezer, concealed combination boiler for the hot water and central heating, inset spotlights, double glazed window.

There are two double bedrooms. Bedroom one benefits from an en-suite shower room. A further bathroom with three piece suite completes this stunning property.

Further benefits include; double glazed windows, two allocated parking space (to the rear of the property ) visitors parking, communal secure bike store and a bin store.

We are advised by the vendor that there is approximately 115 years remaining on the lease. The ground rent is £250 per annum and the service charge is 150.71 per month.

The Crookham Park development benefits from an abundance of outside space including the SANGS land which leads to village of Ewshot. A community centre, Sainsburys local and Tweseldown Infant school are all in easy reach.

























