



Selbon

Residential sales & lettings

Pinewood Court, Fleet,
Hampshire, GU51 3BG
Guide price £105,000 Leasehold



01252 979300
Selbonproperty.co.uk

- First Floor Retirement Apartment
- Communal Lounges & Gardens
- 16ft Lounge With Juliette Balcony
- 2 Double Bedrooms & Refitted Shower Room
- Strictly For The Over 55's
- Communal Entrance With Security Entry
- Entrance Hall With Storage Cupboard
- 7ft Refitted Kitchen
- Electric Heating & Recently Replaced Double Glazed Windows
- 66 Year Lease (£3,754.32 Service Charge & £50 Ground Rent)

*** The property has a 66 year lease and the vendors have reduced the price by £15,000 to reflect the costs involved with extending the lease in the future ***.

Selbon Estate Agents are delighted to offer this first floor apartment, set within the Pinewood Court Retirement Complex for the over 55s, conveniently located within close proximity of Fleet town centre and mainline railway station.

The apartment has recently benefitted from redecoration and recarpeting, as well as having a new kitchen, refitted shower room, replacement double glazed windows and a couple of replacement electric heaters.

A 99 year lease was granted on 25th October 1993 with approx 66 years remaining. We are advised that the current service charges are £312.86 and the ground rent is £4.17 per month making a total of £317.03 per month (£3,804.36 per annum).

Pinewood Court is accessed via a communal entrance which has security entry, communal lounges, the managers office with stairs and lift. There is a part time manager who oversees the development and there is a guest bedroom that can be booked (subject to availability and a charge).

Taking the lift to the first floor landing, the front door gives access to a spacious entrance hall with storage and airing cupboards, there are doors leading to the lounge, bedrooms and bathroom.

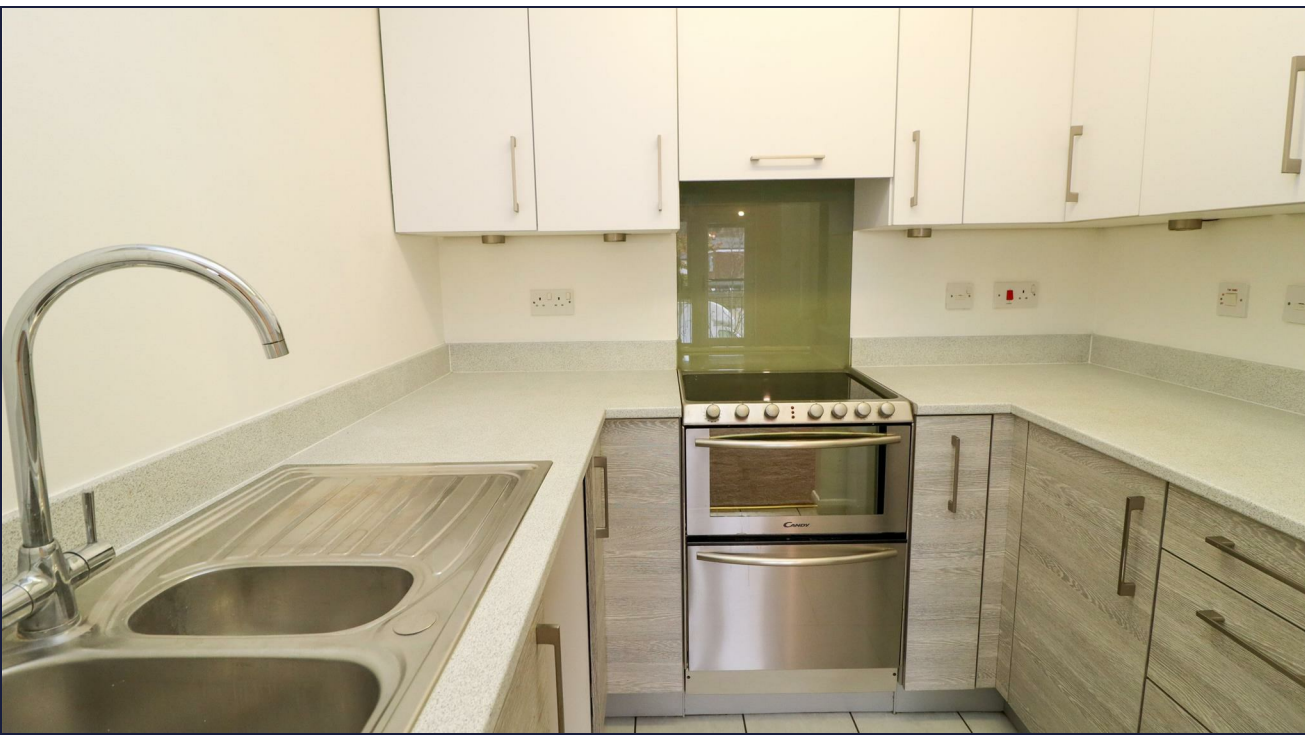
The accommodation comprises a 16ft lounge with a Juliette balcony and open plan access to a 7ft refitted kitchen with work surfaces, storage units and appliance space. There are two double bedrooms and a refitted shower room with a white suite.

Further benefits include electric heating, replacement double glazed windows, communal grounds and there are residents parking spaces.

The apartment is within close proximity of Fleet town centre with an array of shops, pubs, restaurants as well as excellent communication links including the mainline railway station to Basingstoke and London Waterloo, the M3, A30 and A3.

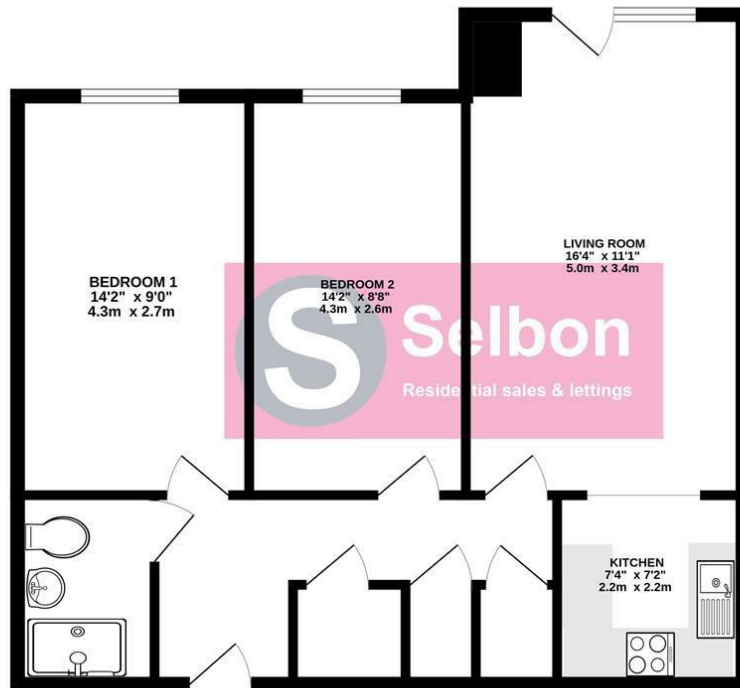






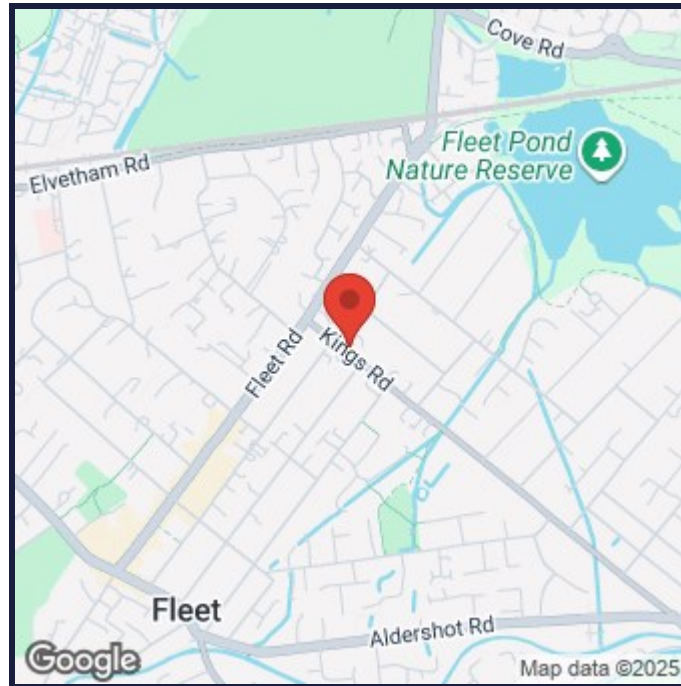


Floor Plans

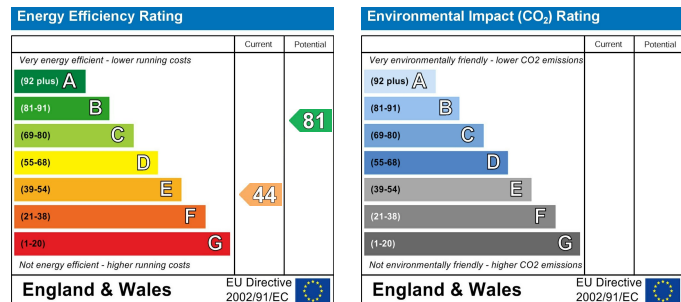


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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