



Selbon

Residential sales & lettings

Woodlands, Fleet,
Hants, GU51 4NU

Offers in excess of £230,000 Leasehold



01252 979300

Selbonproperty.co.uk

- Split level Apartment
- 21ft Lounge With Balcony
- 3 Bedrooms
- Gas Radiator Heating & Double Glazed Windows
- Long Lease (173 Years Remaining)
- Entrance Hall
- 9ft Kitchen
- Bathroom
- Garage In Block
- No Onward Chain

Selbon Estate Agents are delighted to offer this deceptively spacious, split level apartment, to the market, conveniently located, within proximity of Fleet town centre and mainline railway station.

Owned by the current vendors for over 20 years, the property is ideal for first time buyers, someone looking for a lock and go apartment or for an investment buyer. The vendor advises us that the property has been rented for the entire period they have owned it and favours tenants who work in town or commute to London.

We are advised that the lease has been extended to 215 years from 24th March 1983 (173 years remaining) and that there is no ground rent. The service charges for 2023 were £1328.29, we are awaiting for 2024 figures.

Accessed via the communal entrance hall, there is a security entry phone system and stairs leading to the second floor landing, where you will find the front door.

You are welcomed by the entrance hall, which has the security entry phone, stairs to the first floor landing with storage cupboard below and open plan access to the 21ft lounge/dining room, which in turn has a double glazed door to a balcony and a door leading to a 9ft kitchen with worksurfaces, storage units and appliance space.

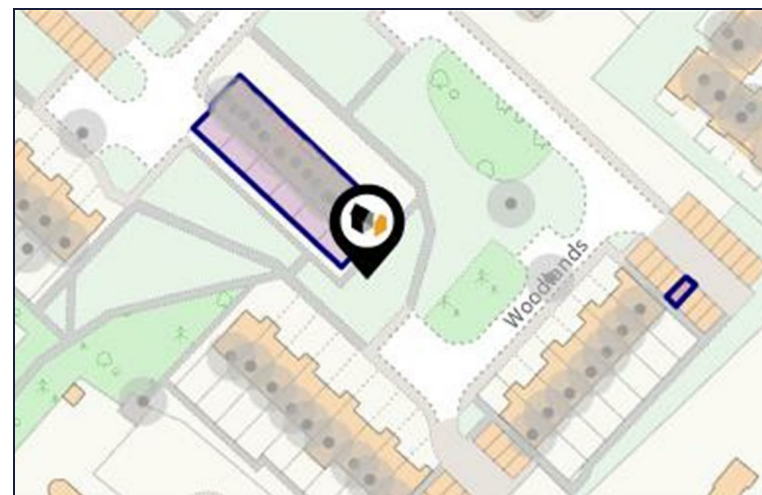
The first floor landing has a storage cupboard and doors leading to the 3 bedrooms (bedroom 3 has a storage cupboard housing the boiler) and a bathroom with a white suite.

Further benefits include, gas radiator heating, double glazed windows, communal grounds and a single garage in a nearby block.

Fleet town centre has an array of shops, bars and restaurants. For commuters there is easy access to the M3 motorway, A30 and A3, with Fleet mainline station (Waterloo Line) a short distance away, as well as being in catchment for some of Fleets sought after schools.

For those who enjoy the outdoors, Fleet pond, several nature reserves and the Basingstoke canal, all offer excellent walking and cycling routes.

Offered with no onward chain.

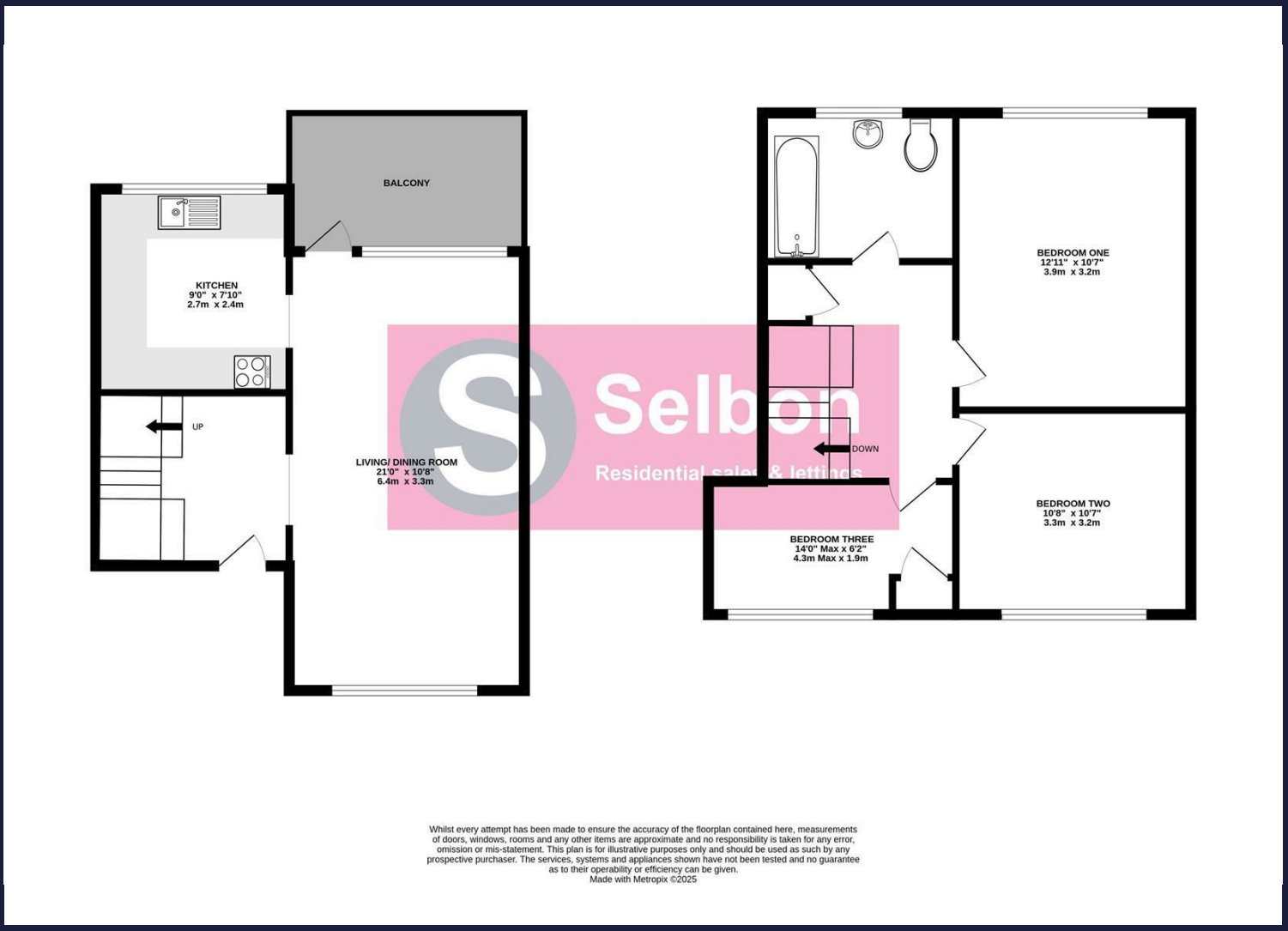




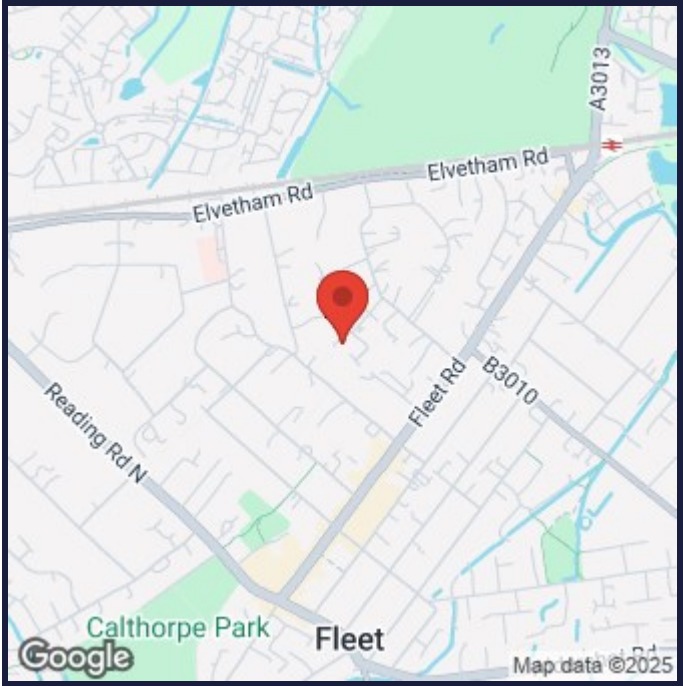




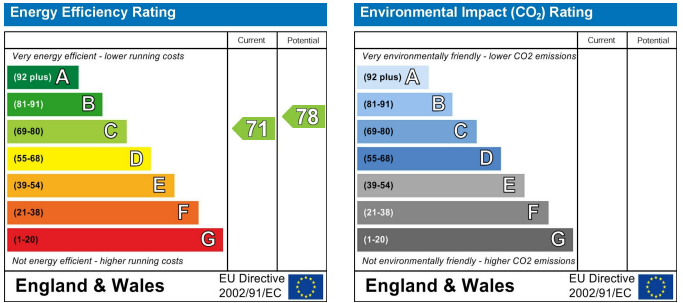
Floor Plans



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: C

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