



# Selbon

Residential sales & lettings

Fleet Road, Fleet,  
Hampshire, GU51 3PH

Offers in excess of £180,000 Leasehold



**01252 979300**  
Selbonproperty.co.uk



- Second Floor Apartment
- Entrance Hall With Security Entry
- Kitchen
- Double Glazed Windows & Electric Heaters
- Garage Available To Rent
- Communal Entrance With Entry Phone System
- Lounge/Dining Room
- 2 Bedrooms & Bathroom
- Communal Grounds & Parking
- Close To Town Centre & Railway Station

Selbon Estate Agents are delighted to offer this second floor apartment to the market, conveniently located within close proximity of Fleet town centre.

The apartment is an ideal first time or investment purchase with Fleet town centre being popular with buyers and tenants alike, with it's close proximity to local businesses and Fleet's mainline railway station (fast trains into Waterloo).

This deceptively spacious home has been thoughtfully modernised over the years and in our opinion is offered to the market in good order throughout.

An extended 189 year lease was granted on 1st June 1976, with 140 years remaining, as a result of the new lease we are advised that there is no ground rent and the current service charge is £150 per month (£1900 PA).

Accessed via a covered entrance, there is a security entry phone system and a door to the communal entrance with stairs leading to the second floor landing. The front door leads to the spacious entrance hall with the security entry system, airing cupboard and doors leading to the lounge, 2 bedrooms and bathroom.

The spacious 13ft lounge/dining room has space for a small dining room table and chairs and the 9ft kitchen has a range of storage units, work surfaces and some integrated appliances.

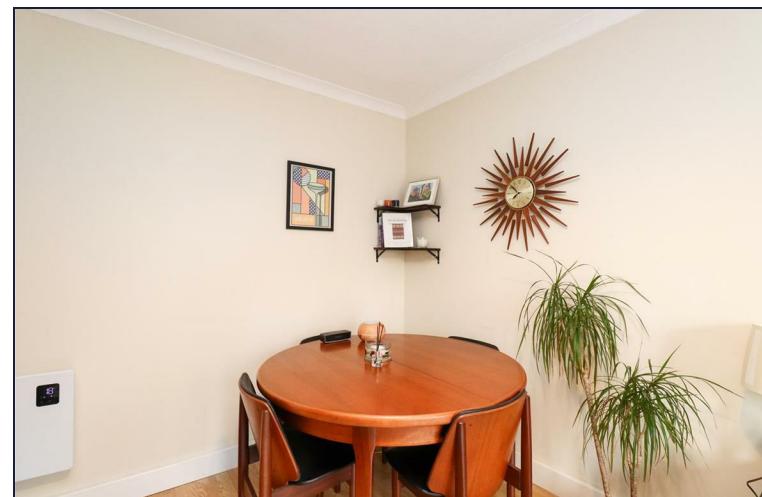
There are two good size bedrooms and a bathroom with a white suite.

Further benefits include electric panel heaters, double glazed windows, communal grounds and parking as well as the opportunity to rent a garage in block to the rear of the apartments.

Fleet town centre is within a short walk or drive away with an array of shops, bars and restaurants. For commuters there is easy access to the M3 motorway, A30 and A3, with Fleet mainline station 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.

We highly recommend an early viewing.





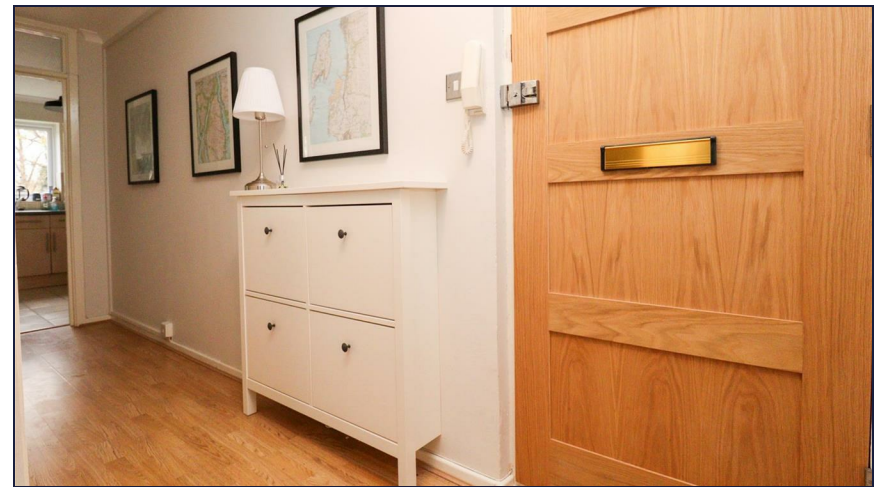
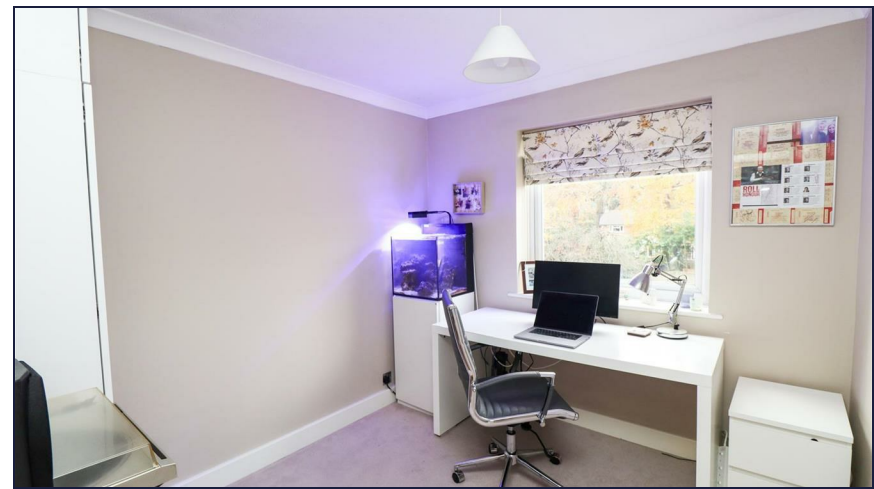


Svaka  
svraka  
skakala  
na dva  
kraka

Welcome to our  
wedding  
♥  
The Ceremony  
Welcome  
Oh! The Places You'll Go! by Dr. Seuss (Jane's  
version) - read by Jane Blackford  
Vows and rings  
A Psalm by J.R.R. Tolkien - read by Sue Best  
Signing the register  
Bride & Groom: Jane & Sue  
The Maid of Honor: Margaret Jones  
Best Man: John Williams  
Witnesses: Frances Newman  
Declaration



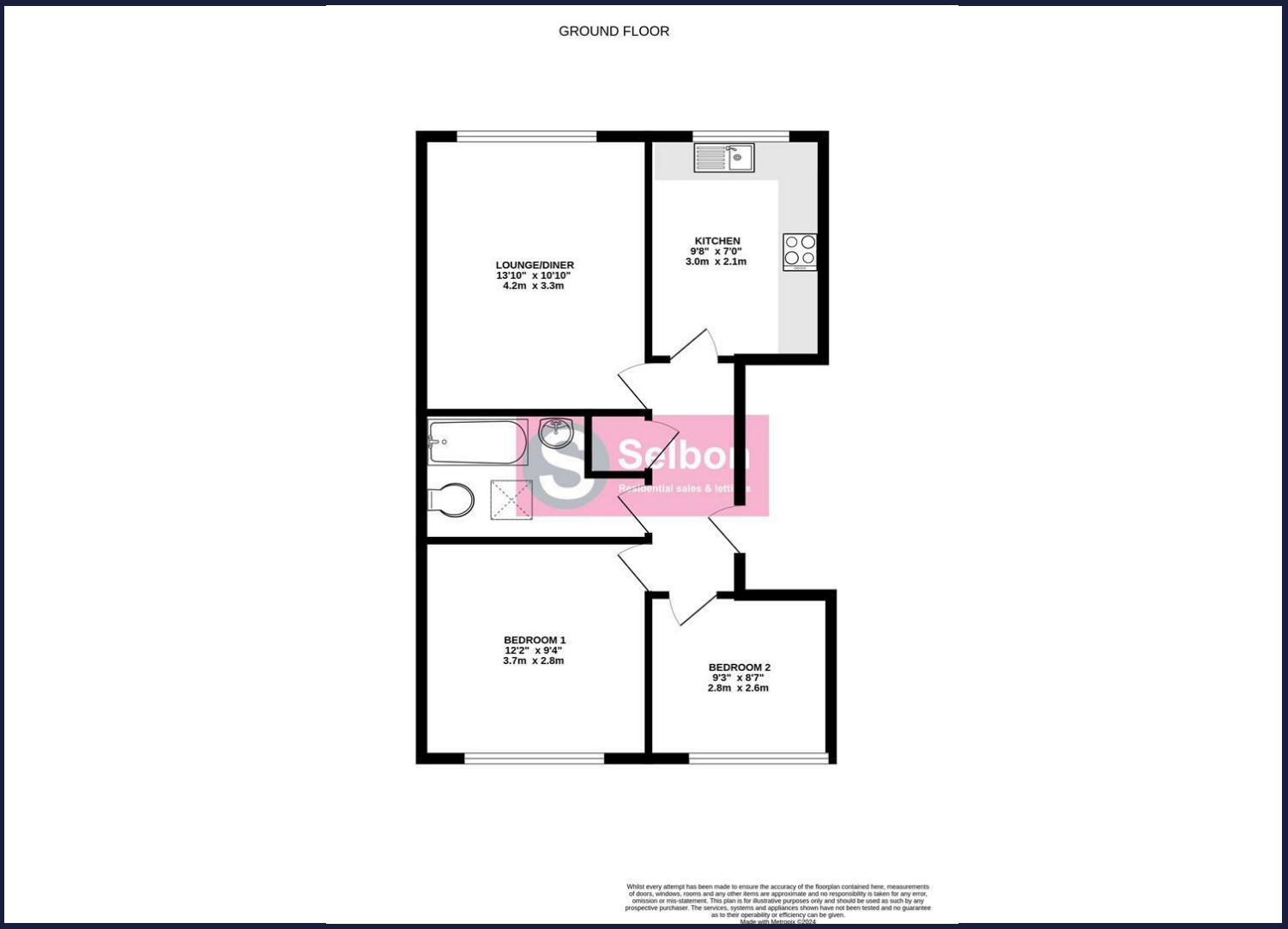




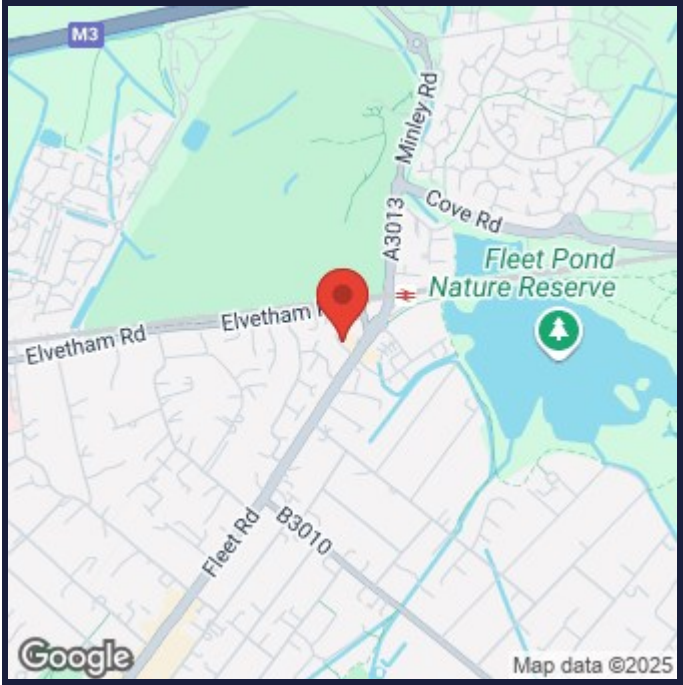




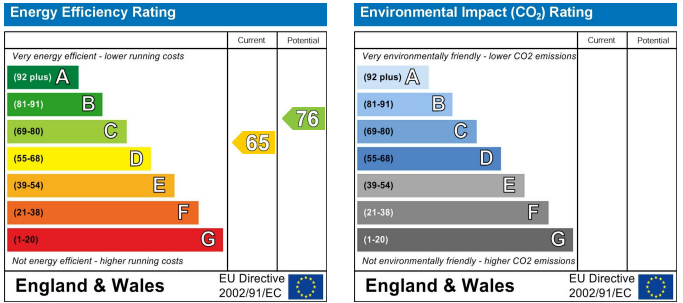
Floor Plans



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: B

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