



**Selbon**

Residential sales & lettings

Albert Street, Fleet,  
Hampshire, GU51 3XY

Guide price £175,000 Leasehold - Share of Freehold



**01252 979300**  
Selbonproperty.co.uk

- No Onward Chain
- One Bedroom
- Kitchen
- Communal Gardens
- Share of Freehold
- Allocated Parking
- Living Room
- Bathroom
- Second Floor
- Town Centre Location

Selbon Estate Agents are delighted to offer to the market, this one bedroom second floor apartment which is conveniently located close to Fleet train station and town centre. Benefits to this property include allocated parking, communal gardens, a share of freehold and no onward chain.

Accommodation comprises of a spacious entrance hall leading to the kitchen which offers a range of appliances including oven, hob, fridge/freezer and plenty of storage. Next to the kitchen the light and airy living room can be found with the bathroom situated opposite the living room. The bathroom offers a sink, toilet and bath with shower overhead. The accommodation is finished with the bedroom with views over Fleet bowling club.

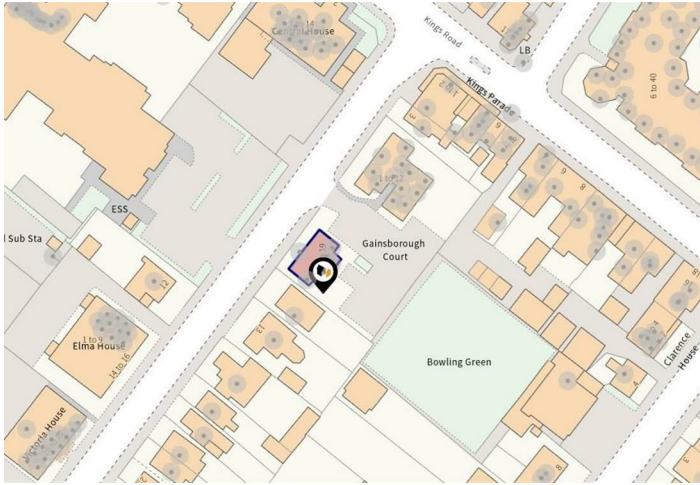
Within the communal parking area for Gainsborough Court, you have one allocated parking space which is label E and further parking can be found on-street in Albert Street.

We are advised by the current owner that the lease is 125 years from 5th November 1999. The current management charge is £175.46 per month which includes building insurance, electricity for the outside lights and communal hall, cleaning of the hall and maintenance of the gardens and car park.

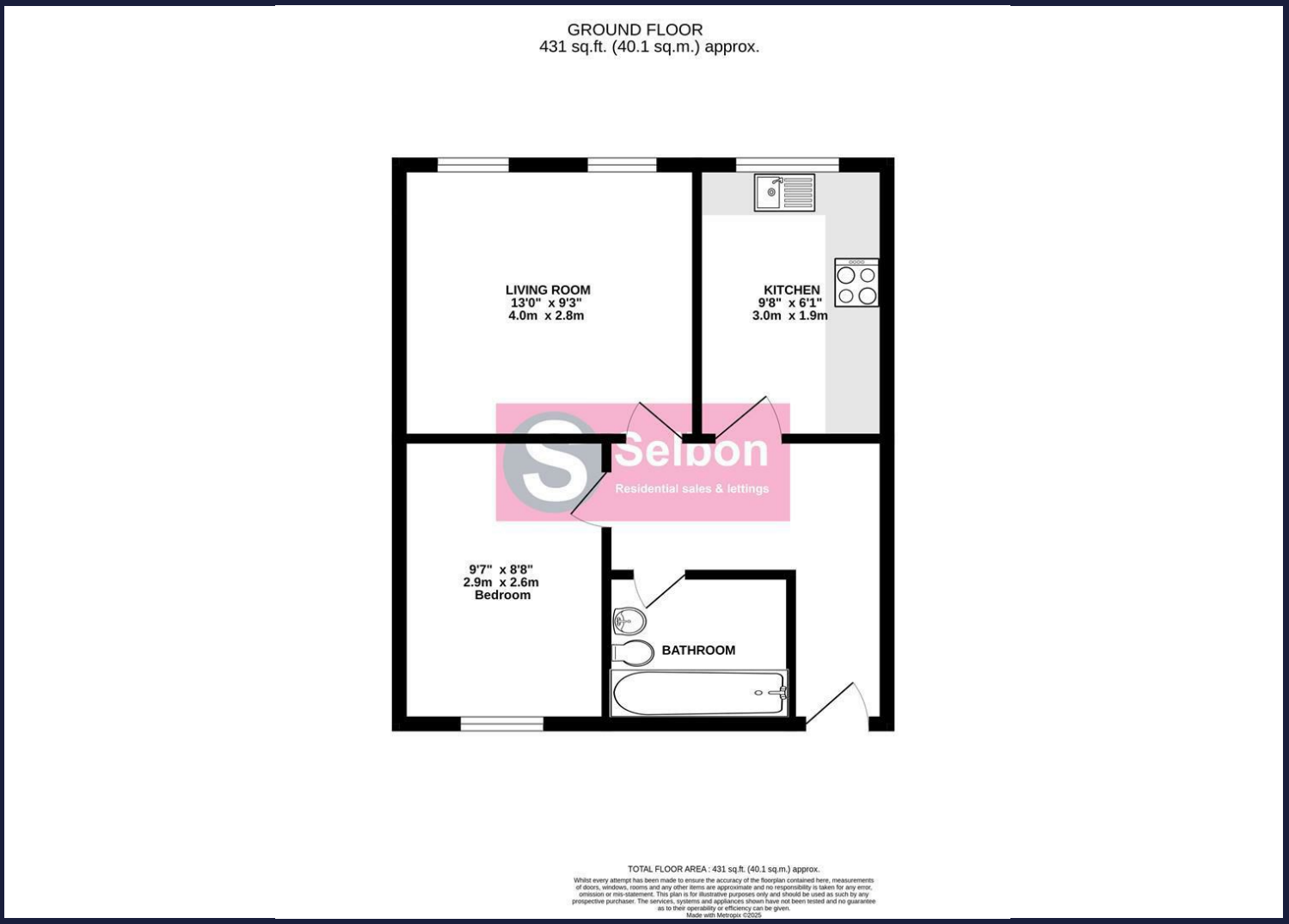
Fleet town centre has an array of shops, bars and restaurants. For commuters there is easy access to the M3 motorway, A30 and A3, with Fleet mainline station (Waterloo Line) a short distance away, as well as being in catchment for some of Fleets sought after schools.

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





Floor Plans

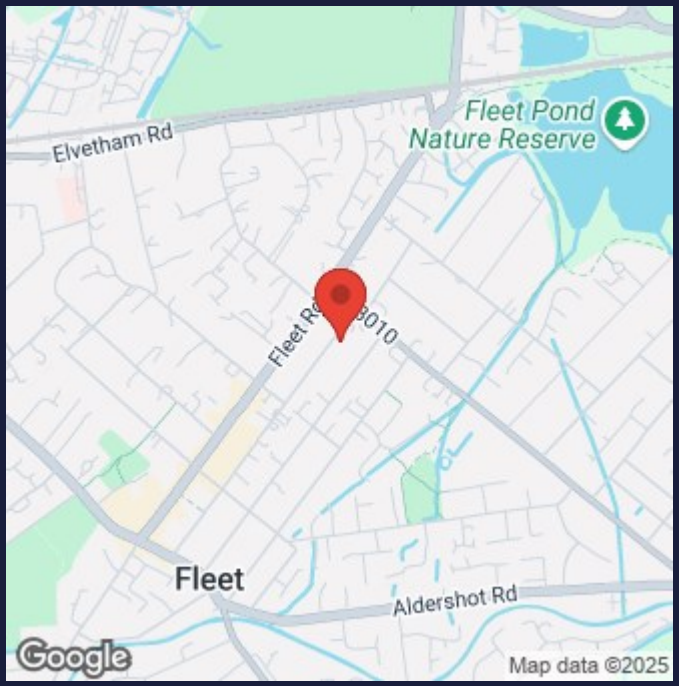


Viewing

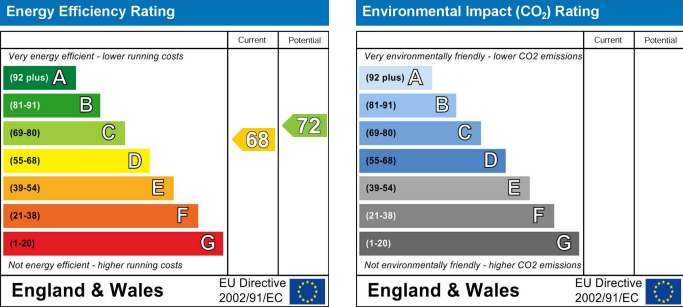
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Area Map



Energy Performance Graph



Council Tax Band: B