



**Selbon**

Simply Different

Minley Road, Fleet,  
Hampshire, GU51 2AD  
Offers over £230,000 Leasehold



**01252 979300**  
Selbonproperty.co.uk

- No Onward Chain
- 21ft Living/Dining/Kitchen Area
- Private Entrance
- Ideal Investment Purchase
- Close Proximity Of Fleet Train Station
- Allocated & Visitor Parking
- Ground Floor
- Ideal First Time Purchase
- Finished to a High Standard
- Close Proximity of Fleet Town

Selbon Estate Agents are delighted to offer to the market this well presented one bedroom ground floor apartment which is situated within close proximity of Fleet town and mainline station. Benefits to this property include a generous 21ft open plan living/dining/kitchen area, its own private entrance, no onward chain and this property would make an Ideal First Time or Investment Purchase.

Accommodation comprises of a spacious entrance hall leading to the light and airy living/dining/kitchen area with views over the communal gardens. The kitchen has been finished to a high standard and offers range of units, work surfaces, integrated appliances and plenty of storage.

The 19ft bedroom sits at the rear of the property overlooking the communal gardens with ample space for storage. Next to the bedroom the bathroom can be found which offers a sink, toilet and bath with shower overhead. The accommodation is finished with a generous storage cupboard which has be converted into a utility area offering space for a washing machine, tumble dryer as well as plenty of storage.

Outside the property offers is own entrance from the car park. The property offers one allocated parking space and onsite visitor spaces throughout. Infineon House offers a generous communal garden and it is situated within close proximity of the local shops.

Further benefits include gas radiator heating and double-glazed windows.

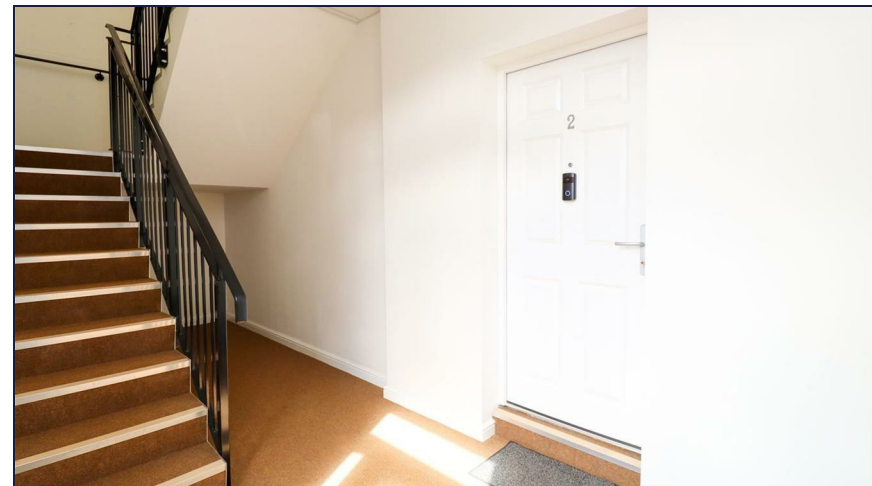
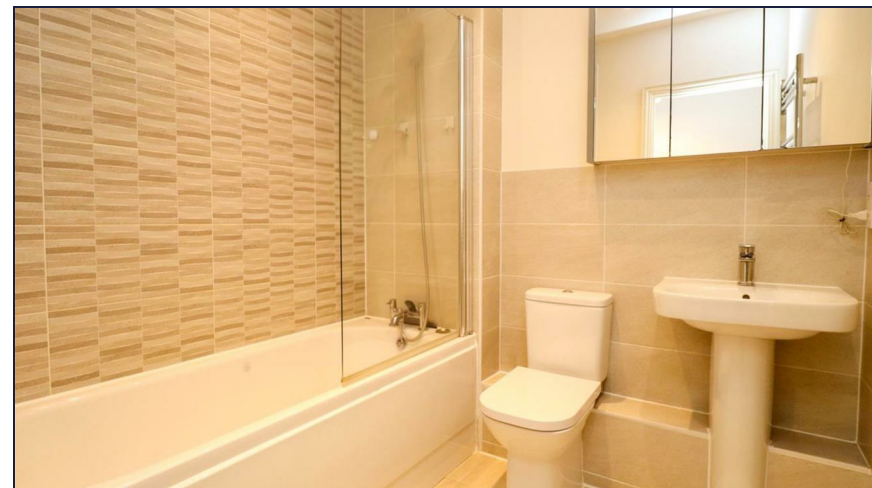
We are advised by the current owner that the lease is 125 years from 2021 with 119 years remaining. The service charge is £756.12p P/A and ground rent is £185 P/A.

Situated on Minley Road the home is a 0.5-mile walk of Fleet Mainline Station and 0.9 miles from the Town Centre which offers an array of shops, bars and restaurants and the M3 can be accessed via junction 4a.

For those whose enjoy the outside life there is easy access to many nature reserves within Fleet including Fleet Pond, Elvetham Heath and Edenbrook as well as a Leisure centre.





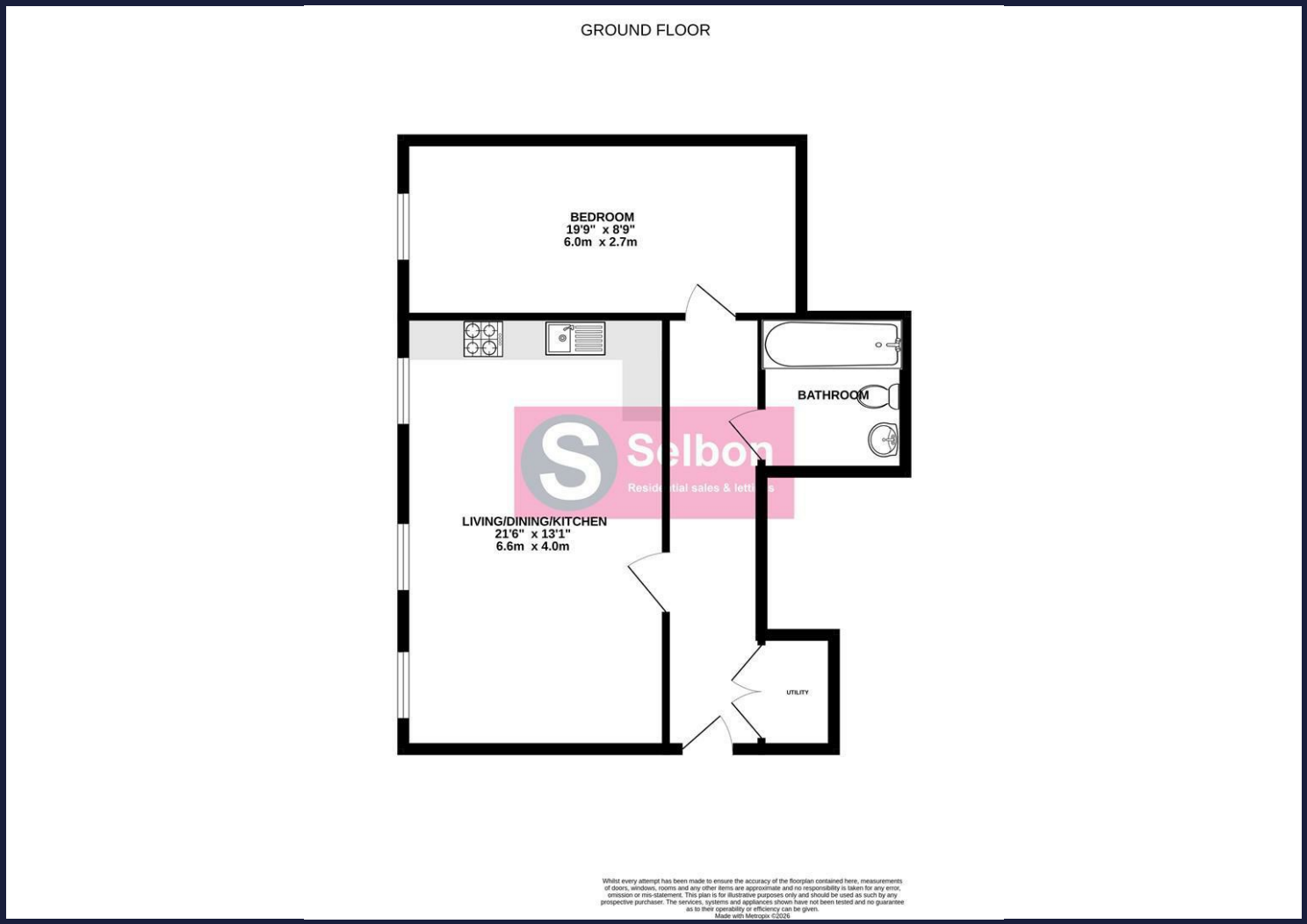








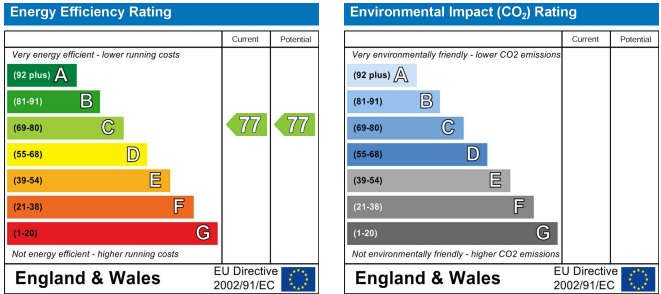
Floor Plans



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