

Selbon
Simply Different

Waleron Road, Fleet,
Hampshire, GU51 1GE

Offers over £200,000 Leasehold

1 1 1 C

01252 979300
Selbonproperty.co.uk

- No Onward Chain
- Direct Access to the Communal Garden
- Sought After Location
- Ideal Investment or First Time Buy
- Close Proximity of Local Schools
- Ground Floor
- Spacious and Flexible Accommodation
- Kitchen
- Allocated Parking
- Close Proximity of Local Amenities







Selbon Estate Agents are delighted to offer to the market this one-bedroom ground floor apartment which is situated on the sought-after development of Elvetham Heath. The property offers spacious and flexible accommodation throughout with the added benefit of direct access to the communal gardens and no onward chain.

Accommodation comprises of a spacious entrance hall which leads to the generous living/dining room with French doors opening to a small patio which offer direct access to the communal gardens. The kitchen offers a range of appliances, worktops and plenty of storage space. The bedroom overlooks the front of the property and offers built in wardrobes. The accommodation is finished with the bathroom which offers a sink, toilet and bath with shower overhead.

Outside you have communal gardens and allocated parking to the property.

Additional Information –

Lease - 103 years left on the lease

Ground Rent - £250 P.A

Service Charge - £ 126.80p per month

Added benefits to this property also including gas heating, double glazing and ample storage.

Elvetham Heath is conveniently located with facilities including; Morrison's supermarket, pub, church, school and local nature reserve offering pleasant walking and cycle routes.

There is easy access to Fleet town centre with an array of shops, pubs and restaurants with Fleet mainline railway station (Waterloo line) also within walking distance.

There are excellent communication links including the M3 & M4 motorways as well as the A30 & A3.



















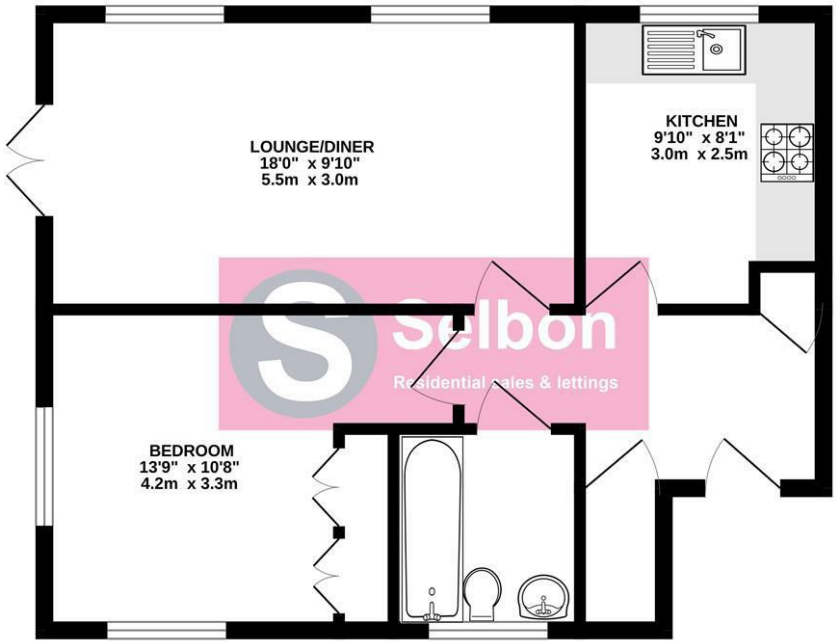






Floor Plans

GROUND FLOOR



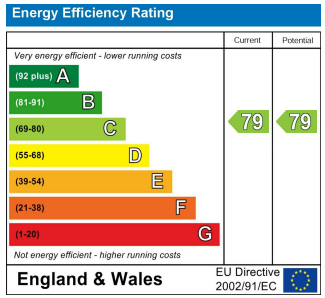
Selbon
Residential sales & lettings

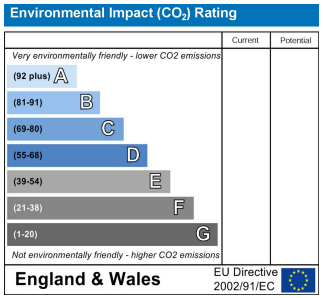
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Council Tax Band: C

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Selbon Property Services Ltd
Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW
Company Registration Number: 12108205 VAT Number: 370 7956 65
Tel: 01252 979300 **Email:** sales@selbonproperty.co.uk