



Selbon

Residential sales & lettings

Wooland Court, Church Crookham,
Hampshire, GU52 6XS

Offers in excess of £210,000 Leasehold



01252 979300

Selbonproperty.co.uk

- Ground Floor Maisonette
- Kitchen
- Bathroom
- 2 Allocated Parking Spaces
- Peppercorn Ground Rent
- Lounge
- 2 Bedrooms
- Double Glazed Windows & Electric Heating
- 91 Year Lease Remaining
- Service Charge £114 PM (£1368 PA)

Selbon Estate Agents are delighted to offer this ground floor maisonette to the market, situated on the ever popular Zebon Copse development, in Church Cookham.

The property is an ideal first time, investment purchase with Zebon Copse being popular for landlords and tenants alike or perfect for those looking to downsize and have a lock up and go home.

The property was granted a 125 year lease on 1st October 1991 with approx. 91 years remaining. There is a peppercorn ground rent and the current service charges are £114 per month (£1368 PA).

The current vendors have replaced the double glazed windows and fitted some new electric heaters.

The property is accessed via a pathway leading to a covered entrance with a front door to the entrance hall, which has a storage cupboard, airing cupboard and doors to the lounge/dining room, bedrooms and bathroom.

The 14ft dual aspect lounge/dining room has room for table and chairs, the 8ft kitchen has work surfaces, storage cupboards and appliance space.

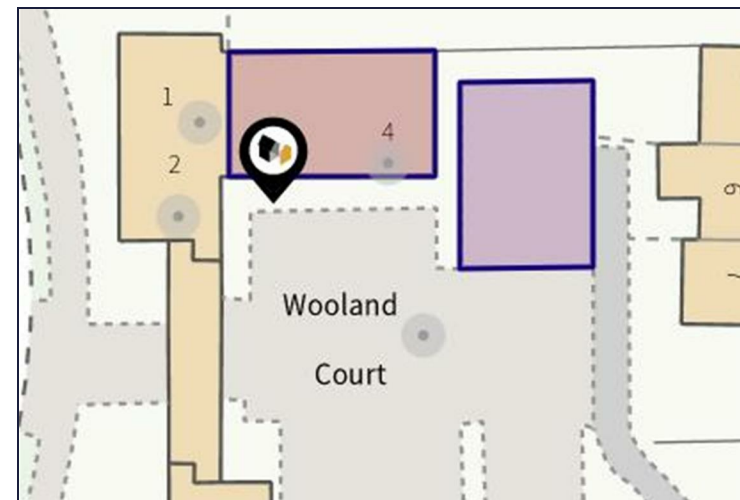
There are two double bedrooms, bedroom one is 12'7" (max) x 8'7" with a double built in wardrobe and bedroom two is 9'10" x 8'10" and there is a 4 piece bathroom with a white suite.

Further benefits include electric heaters, recently replaced double glazed windows and 2 allocated parking spaces.

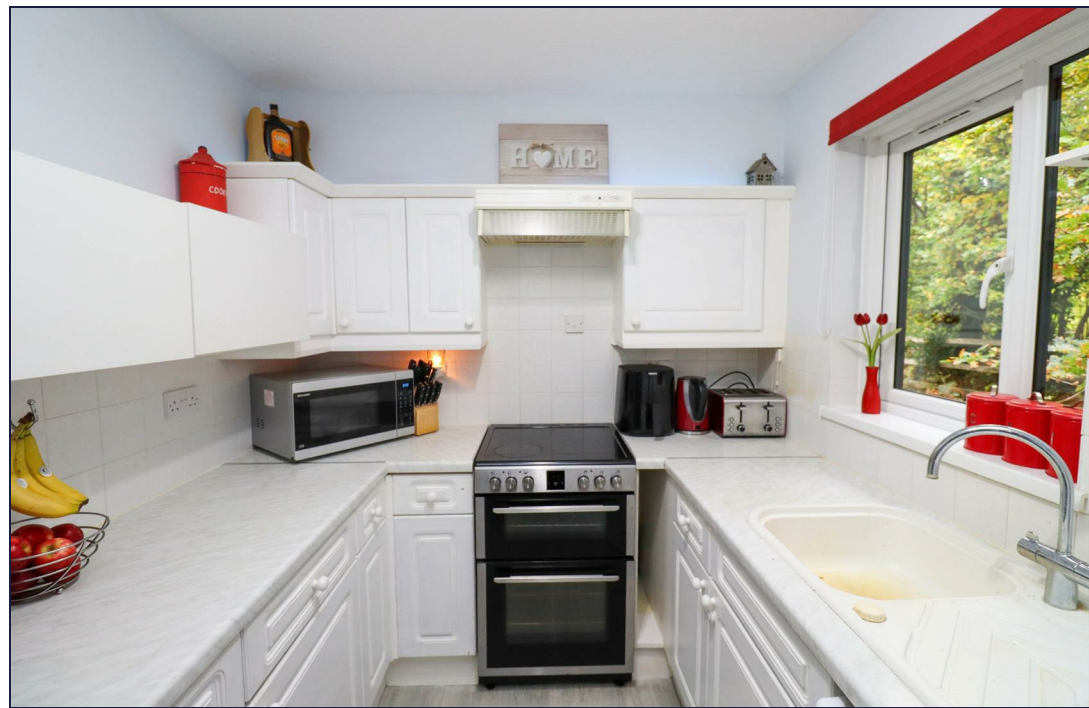
Zebon Copse has its own convenience store, a wealth of walking, running and cycling routes including the Basingstoke canal and a community centre. Fleet Town Centre is in close proximity with its shopping and leisure facilities, infant, junior and senior schools and health care services.

Fleet mainline railway station offers services to London Waterloo, whilst junction 4a of the M3 motorway is a short drive away along with the historic villages of Hartley Wintney and Odiham.

We would highly recommend an early viewing to avoid disappointment.

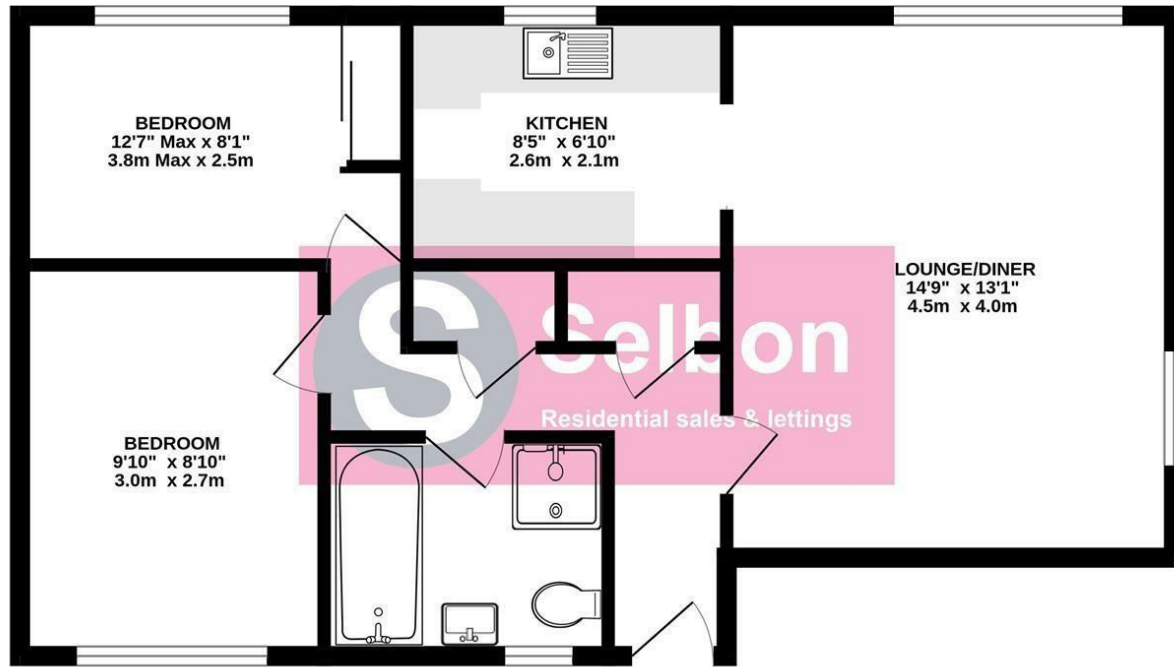






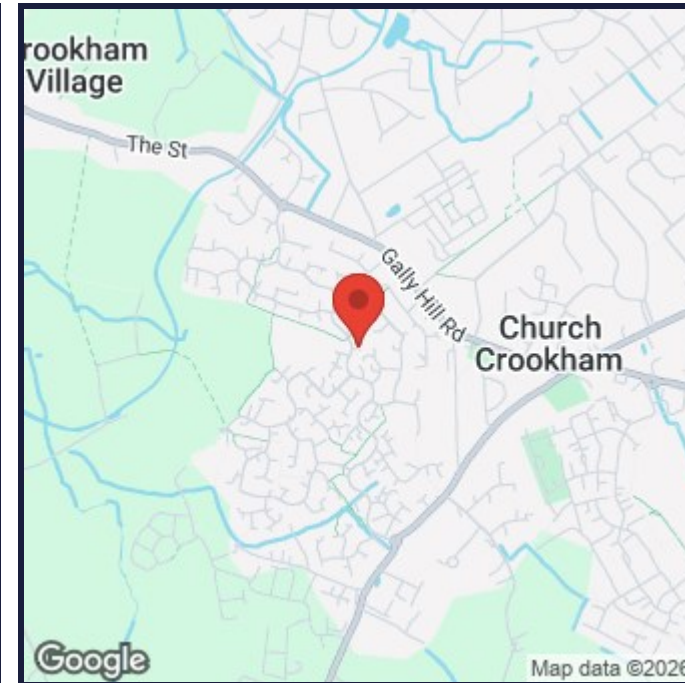


Floor Plans

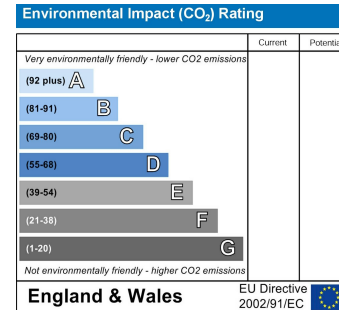
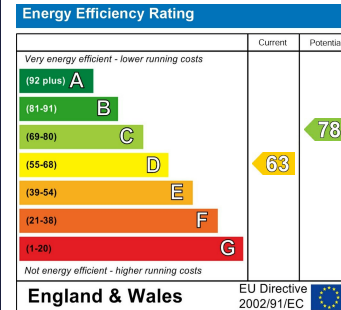


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



Council Tax Band: C

Viewing

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

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