

Selbon
Simply Different

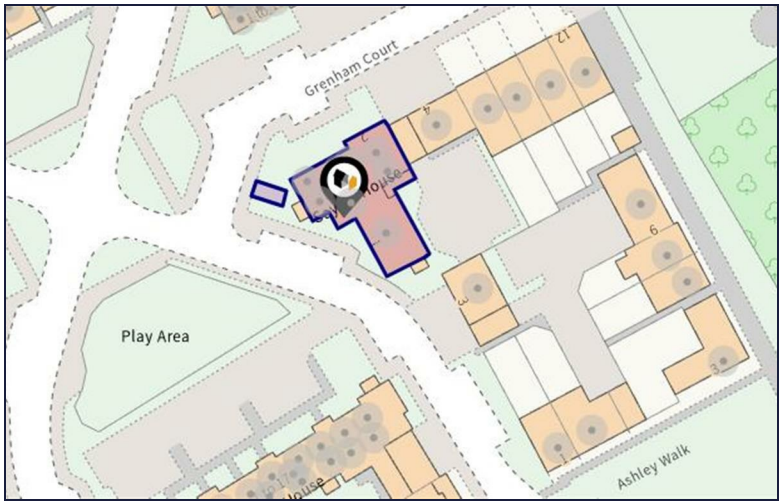
Newton Drive, Church Crookham, Fleet,
, GU52 8BL

Offers in excess of £190,000 Leasehold

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01252 979300
Selbonproperty.co.uk

- Crookham Park Development
- Open Plan Living Space
- Bathroom with White Suite
- Allocated Parking & Visitor Parking
- Gas Central Heating & Double Glazed Windows
- No Onward Chain
- Lounge with Doors to Balcony
- Fitted Kitchen
- Close to Local School & Amenities
- Approx. 113 Years Lease Remaining







Selbon Estate Agents are delighted to offer this modern one bedroom second floor apartment to the market situated on the popular Crookham Park development in Church Crookham.

In our opinion the property is in excellent condition throughout and is finished to a high specification making it an ideal first time or investment purchase.

The property is accessed via a communal entrance with the post boxes and stairs leading to the first floor landing, there is a front door leading to the entrance hall.

The entrance hall has access to a storage cupboard and door to the lounge/diner which in turn opens to a modern kitchen. French doors lead to a balcony. The modern kitchen comprises an inset one and a half bowl and drainer sink unit with mixer taps with a cupboard below, plus a further range of matching eye and base level cupboard and drawer units, roll edge work surfaces, fitted 4 ring stainless steel gas hob with a stainless steel cooker hood above and an electric oven, integrated dish washer, fridge/freezer, space and plumbing for washing machine, concealed combination boiler for the hot water and central heating, inset spotlights and double glazed window.

The bathroom is fitted with panel enclosed bath with shower over, W.C. and hand wash basin.

Further benefits include a combination boiler serving the gas central heating and hot water, double glazed windows, an allocated parking space, visitors parking, communal secure bike store and a bin store.

We are advised by the vendor that there is approximately 113 years remaining on the lease. The ground rent is approximately £380.68 per annum and the service charge is 1978.32 per annum.

The Crookham Park development benefits from an abundance of outside space including the SANGS land which leads to village of Ewshot. A community centre, Sainsburys local and Tweseldown Infant school are all in easy reach.


"Story time!" call
Mr. Peacock
"Gather around
everybody!"














MUSEE D'ANTIBES
PICASSO
1946



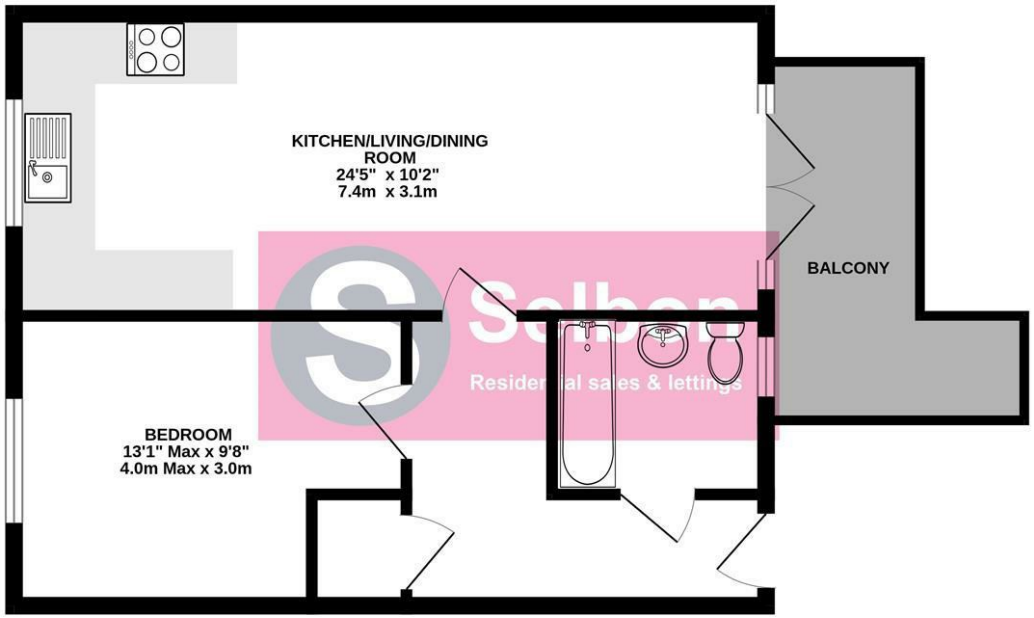






Floor Plans

GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



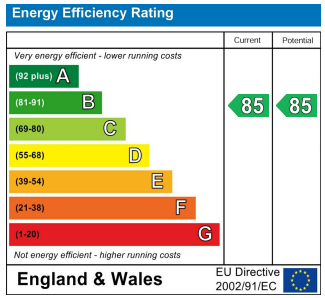
TOTAL FLOOR AREA : 503 sq.ft. (46.7 sq.m.) approx.

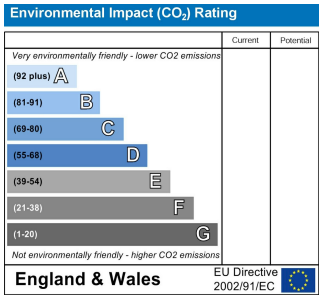
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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