

Selbon
Simply Different

Swan Way, Church Crookham, Fleet,
Hants, GU51 5TT

Offers in excess of £140,000 Leasehold

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01252 979300
Selbonproperty.co.uk

- First Floor Apartment
- 17ft Lounge/Kitchen
- Bathroom
- Double Glazed Windows
- Long Lease (999 years from 1/1/1987)
- Communal Entrance
- 11ft Bedroom
- Electric Heating
- Communal Grounds & Parking
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market, this one bedroom first floor apartment, built by Messrs Charles Church, situated on the popular Netherhouse Moor development in Fleet.

The property is an ideal first time or investment purchase with the current vendors buying the property in 2016 with the property being rented for the last 10 years. Offered to the market in good order throughout, including recently being re-decorated and the home is move in ready.

A 999 year lease was granted on 1st January 1987 with approximately 960 years remaining. We are advised that the service charge for 2026 is £677.99 and there is a peppercorn ground rent.

Accessed via a communal hall with stairs leading to the front door, which leads to the 17ft open plan lounge/kitchen with a front aspect double glazed window and a door leading to the double bedroom, which has an airing cupboard and a door leading to an en suite style bathroom with a white suite.

The kitchen area has ample work surfaces, eye and base level storage units, integrated oven, hob and cooker hood and further appliance space.

Further benefits include electric heaters and double glazed windows.

Externally there are communal grounds and parking available.

There are a wealth of walking, running and cycling routes including the Basingstoke canal and a thriving 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.

Offered to the market with no onward chain, we would highly recommend an early viewing to avoid disappointment.







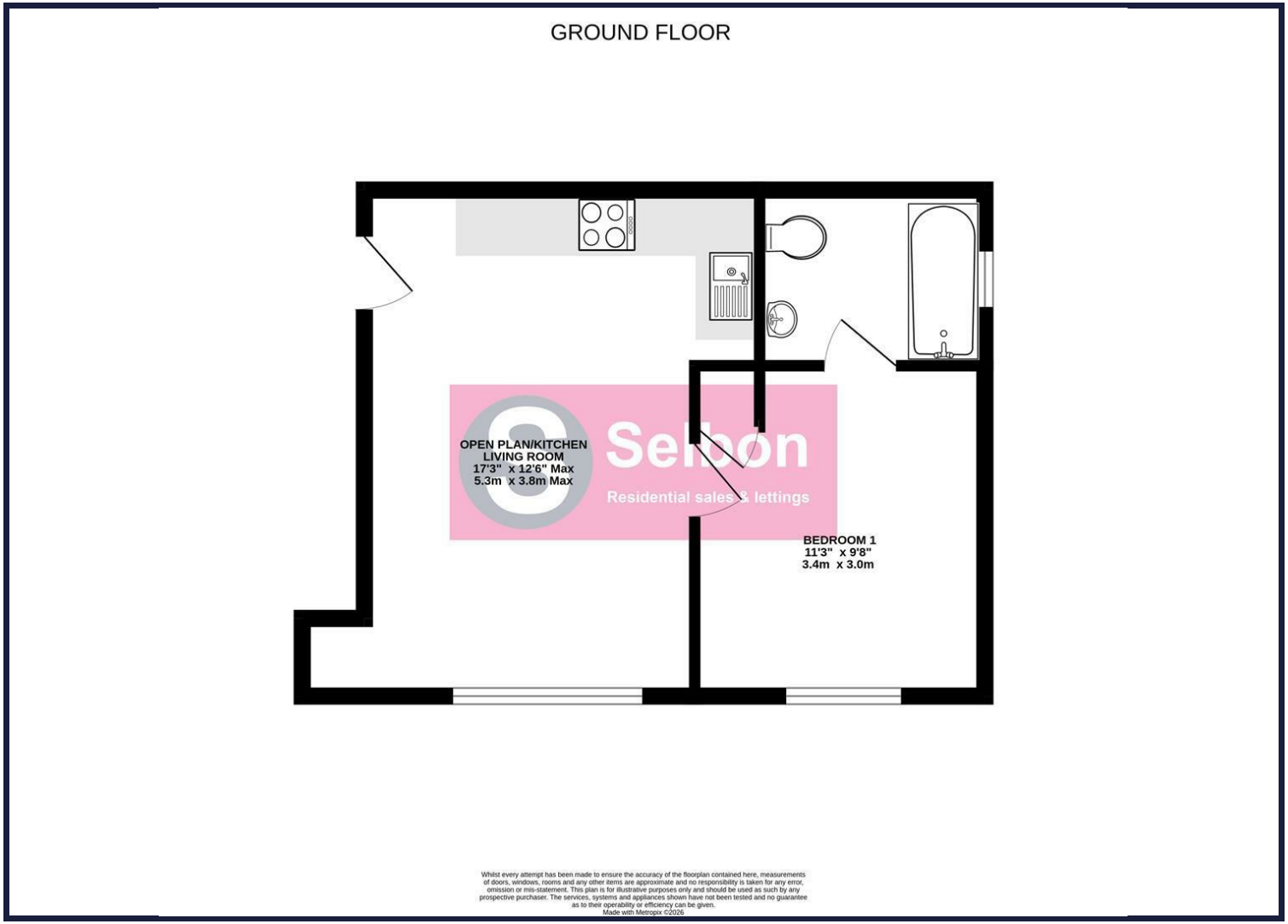








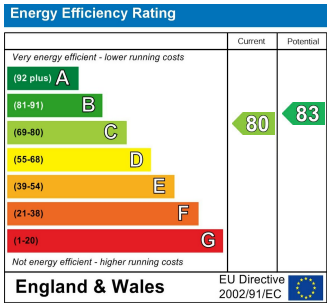
Floor Plans

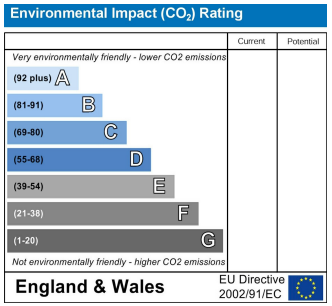


Area Map



Energy Performance Graph





Viewing

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

Council Tax Band: B

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