



**Selbon**

Residential sales & lettings

St. Michaels Close, Fleet,  
Hampshire, GU51 3XT

Offers over £160,000 Leasehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)

- One Bedroom Maisonette
- Bathroom
- Allocated Parking Space
- Close to Local Amenities
- Close to Basingstoke Canal
- 20ft. Kitchen/Dining Living Room
- Approx. 957 Year Lease Remaining
- Visitor Parking Spaces
- No Onward Chain
- Ideal First Time Purchase/Investment Purchase

\*\* NO ONWARD CHAIN\*\*

Selbon Estate Agents are delighted to offer this modern first floor maisonette to the market situated in this non-estate location in Fleet, close to a local convenience store and within close proximity to the Basingstoke canal

The property is an ideal first time or investment purchase and are popular for landlords and tenants, however, the property would also suit someone looking to downsize and have a base in the local area.

The property has a lease of approximately 957 years remaining. The current ground rent is a peppercorn rent ( no charges) and service charges are approximately £100 per month.

The property benefits from its own front door with covered entrance porch. The front door has stairs leading to the first floor.

The open plan kitchen/dining/living room measures 20ft. in length. The kitchen benefits from built-in oven, hob with extractor over. Space for washing machine and upright fridge/freezer which the current owner is willing to leave in situ.

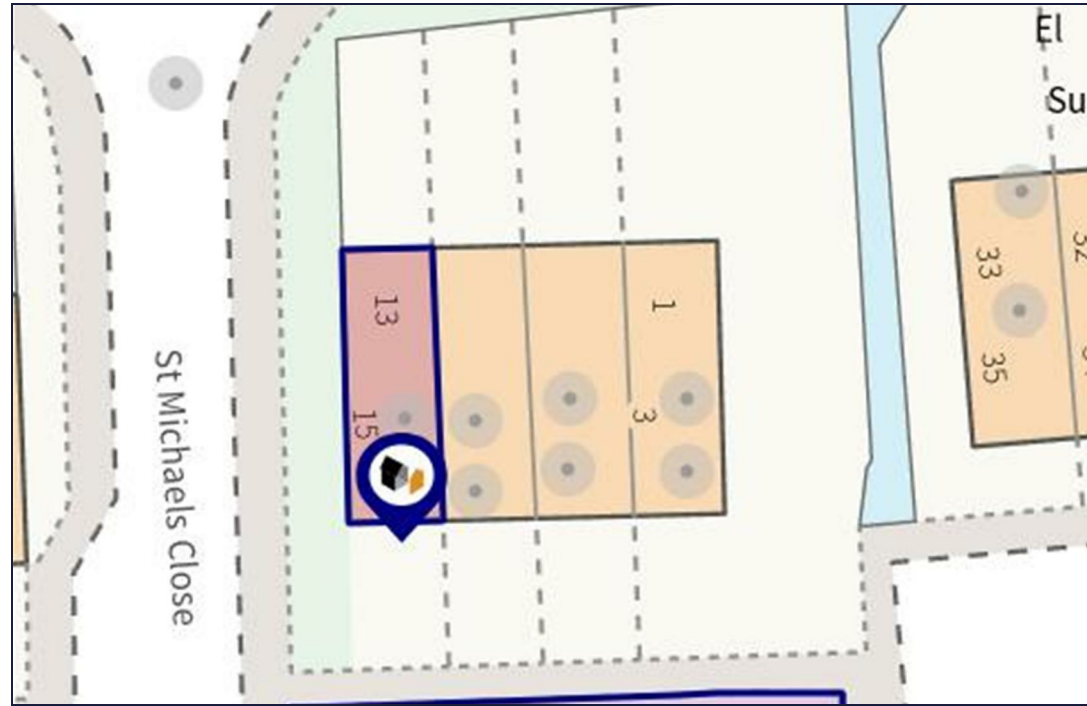
The property further benefits from double glazed windows and an allocated parking space.

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 along with the historic villages of Hartley Wintney and Odiham.

We would highly recommend an early viewing for investors to avoid disappointment.

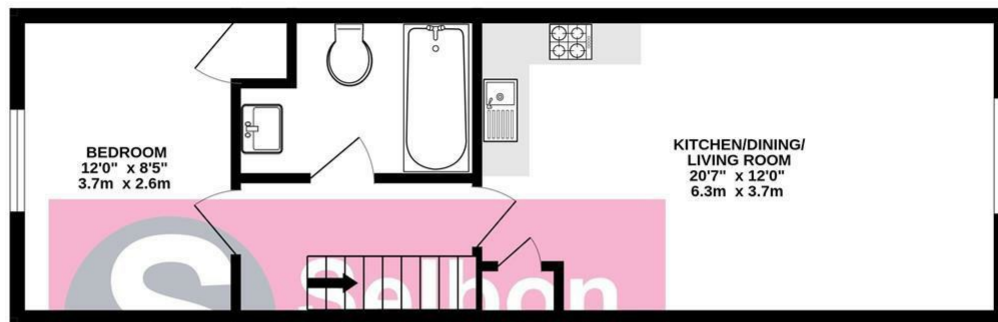








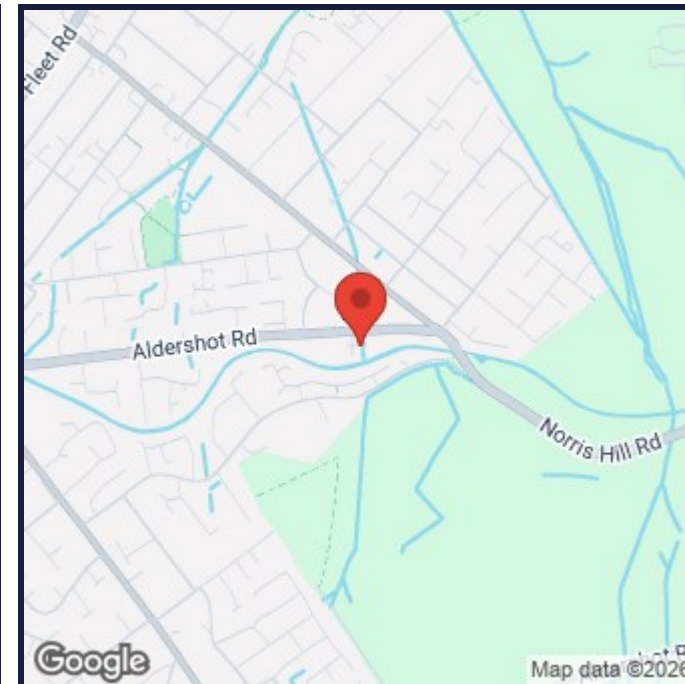
## Floor Plans



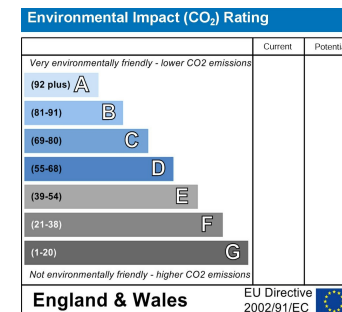
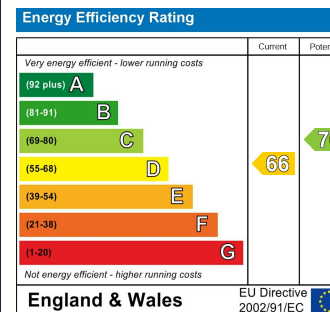
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

## Viewing

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

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## Selbon Property Services Ltd

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