



Selbon

Residential sales & lettings

Cranbrook Court, Fleet,
Hampshire, GU51 4PY
Offers over £275,000 Leasehold

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01252 979300
Selbonproperty.co.uk

- Two Bedroom First Floor Maisonette
- Fitted Kitchen
- Four Piece Family Bathroom
- Close to Fleet Town Centre
- Gas Central Heating & Double Glazed Windows
- No Onward Chain
- Living/Dining Room
- Permit Parking & Garage in a Block
- Ideal Investment Purchase or First Time Purchase
- Long Lease Approx. 937 Years Remaining

****NO ONWARD CHAIN****

Selbon Estate Agents are delighted to offer this deceptively spacious first floor maisonette to the market, conveniently located within walking distance of Fleet town centre and main line railway station.

The property was granted a 999 year lease granted in 1964 with approx 937 years remaining. The ground rent is £20 per annum and the service charge is £86 per month (£1032 PA) and the property is an excellent first time or investment purchase.

Accessed via pathway leading to a double glazed front door, which gives access to the stairs leading to the first floor landing with doors leading to the lounge, kitchen, 2 bedrooms and re-fitted bathroom as well as two spacious storage cupboards and access to the part-boarded loft.

The bright and airy bay fronted lounge/dining room has views over the front garden with space for table and chairs, bedroom one is a generous double bedroom over looking the communal grounds to the rear of the home and boasts built-in wardrobes. The second double bedroom is front aspect and the bathroom has been re-fitted with a white suite with a bath, separate shower cubicle, hand wash basin and W.C.

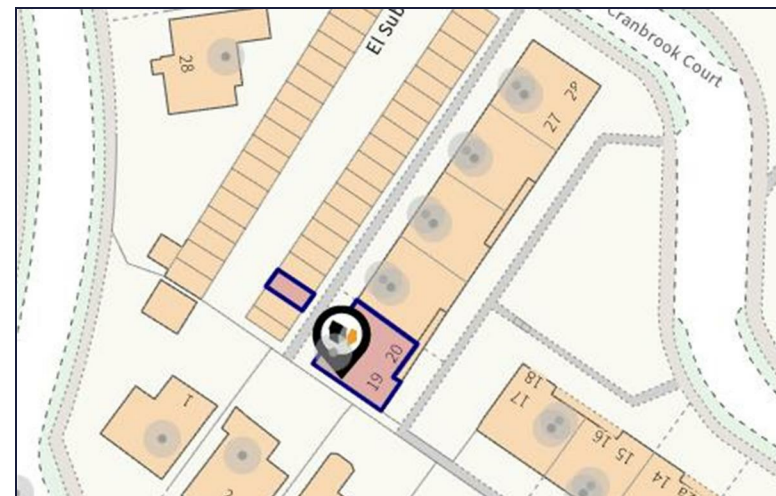
The accommodation is completed by a re-fitted kitchen with eye and base level cupboard and drawer units. Built-in oven and hob, space for dishwasher, washing machine and upright fridge/freezer.

The property further benefits from gas central heating, double glazed windows, well-kept communal grounds to the front and rear, there is a single garage in a nearby block as well as there being permit parking available, one permit per home with the option to purchase affordable visitor parking permits as well.

Location:

Fleet mainline train station and town centre are within close proximity. The town centre offers an array of shops, bars and restaurants. For those who like the outdoors, there is easy access to walking, running and cycling routes including Elvetham Heath nature reserve, Fleet Pond, Edenbrook Countrypark, Velmead woods, Caesars Camp and the Basingstoke canal to name a few.

The M3 motorway and access to the A30 are also within easy reach.



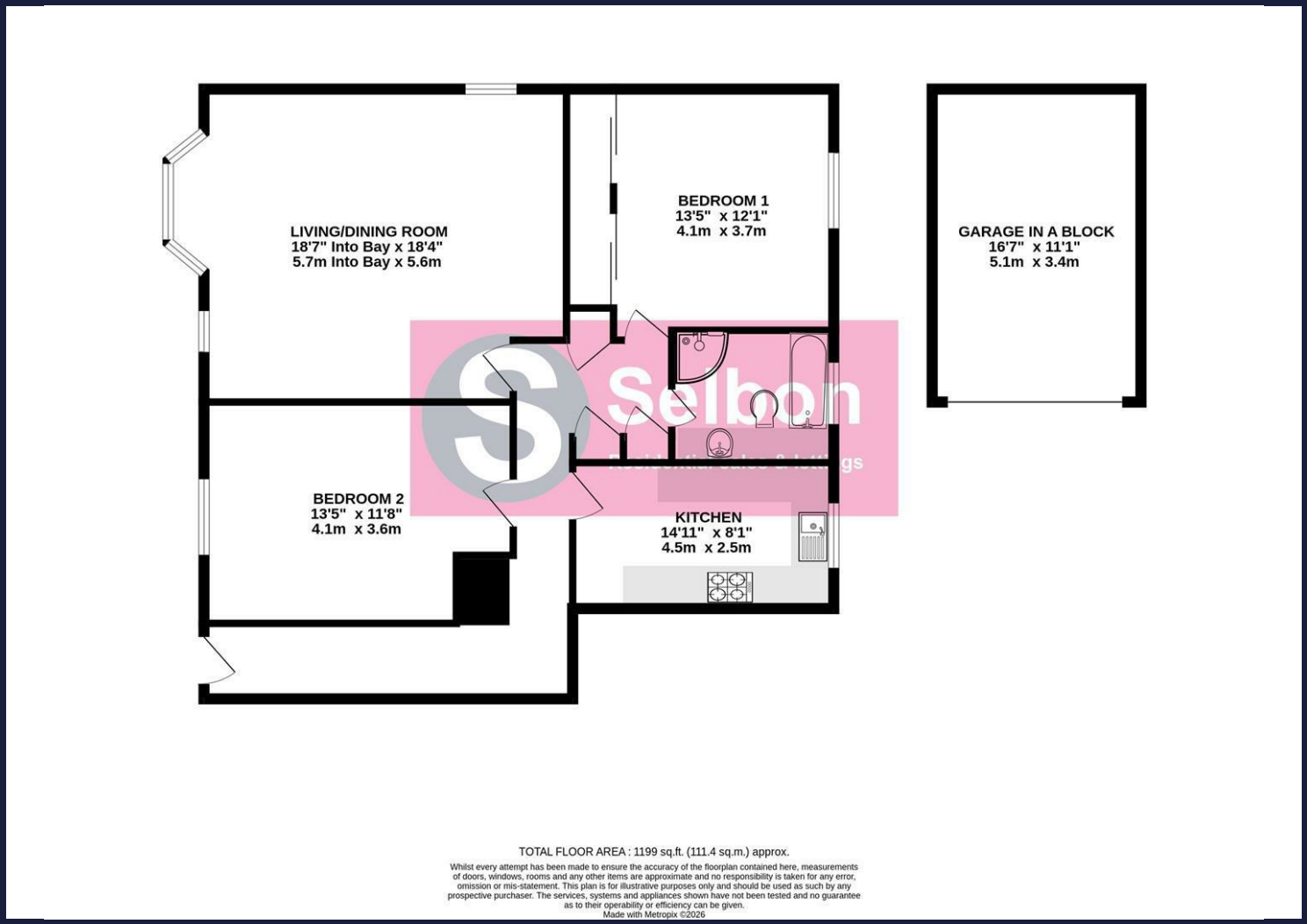








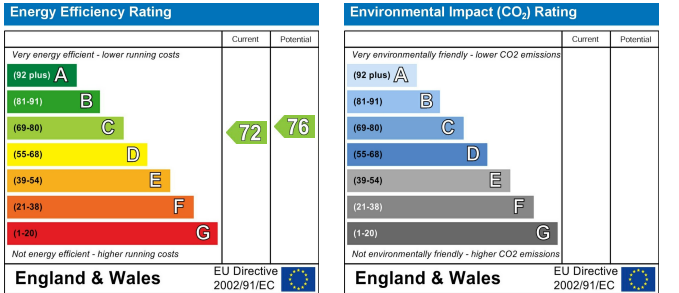
Floor Plans



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

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Council Tax Band: C