



**Selbon**

Residential sales & lettings

Fleet Road, Fleet,  
Hampshire, GU51 3PH

Guide price £140,000 Leasehold



**01252 979300**

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

- Close Proximity of Fleet High Street
- First Floor
- Living Room
- Kitchen
- Ideal First Time Purchase
- Close Proximity of Fleet Train Station
- One Bedroom
- Communal Gardens
- Bathroom
- Ideal Investment Property

Selbon Estate Agents are delighted to offer to the market, this one bedroom first floor apartment which is conveniently located close to Fleet Train station and Town centre. This property would make an Ideal First Time or Investment Purchase.

Accommodation comprises of a spacious entrance hall leading to the kitchen which offers a range of appliances including oven, hob, fridge/freezer and plenty of storage. Next to the kitchen the light and airy living room can be found with the bathroom situated opposite the living room. The bathroom offers a sink, toilet and bath with shower overhead. The accommodation is finished with the bedroom which benefits from built in wardrobes.

Outside the property offers a generous communal garden space and parking onsite.

We are advised by the current owner that the lease is 189 years from 1976 with 140 years left. The service charge and ground rent is one cost of £150 a month or £1,000 PA.

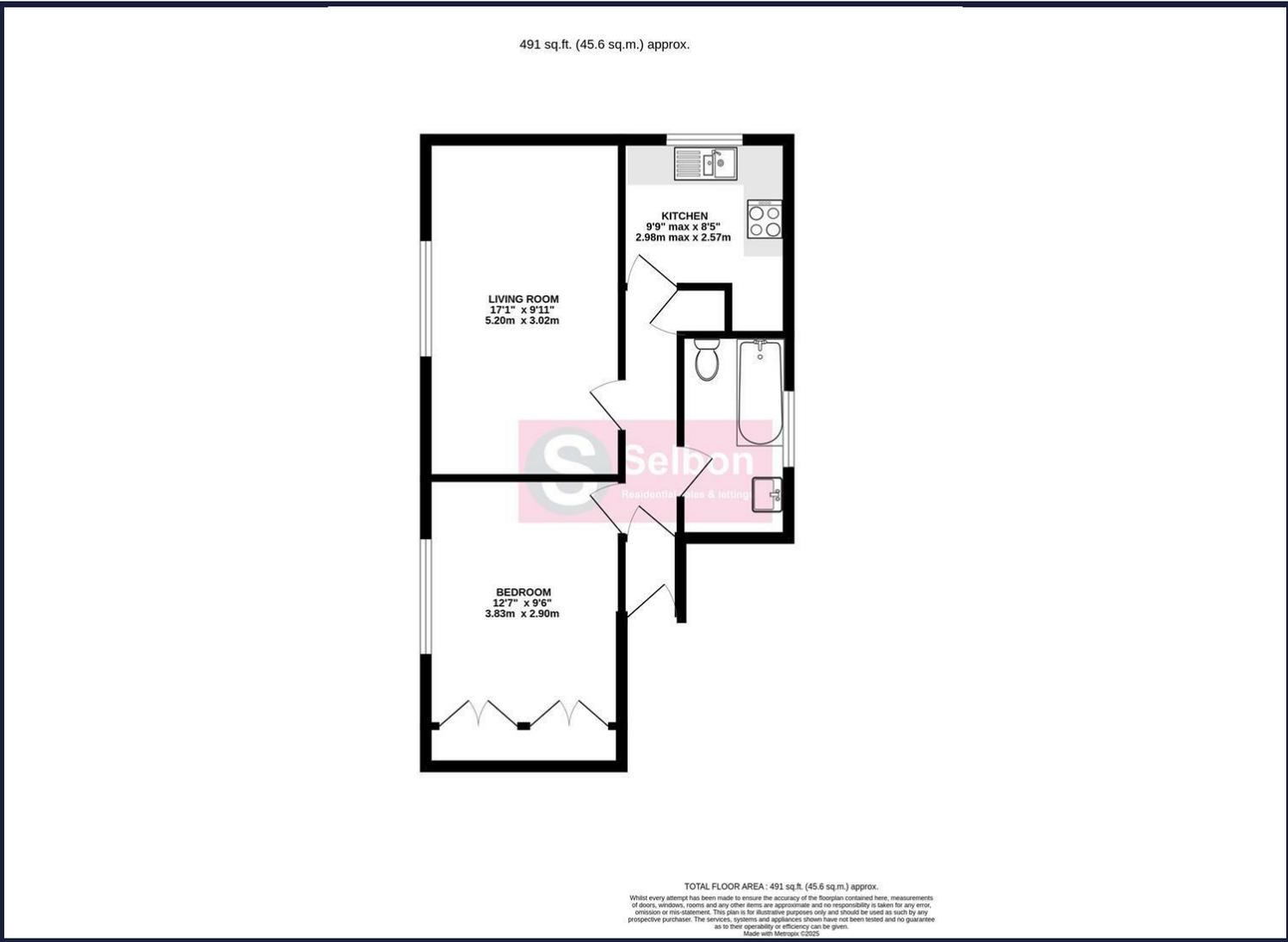
Fleet town centre has an array of shops, bars and restaurants. For commuters there is easy access to the M3 motorway, A30 and A3, with Fleet mainline station (Waterloo Line) a short distance away, as well as being in catchment for some of Fleets sought after schools.

For those who enjoy the outdoors, Fleet Pond, several nature reserves and the Basingstoke canal, all offer excellent walking and cycling routes.

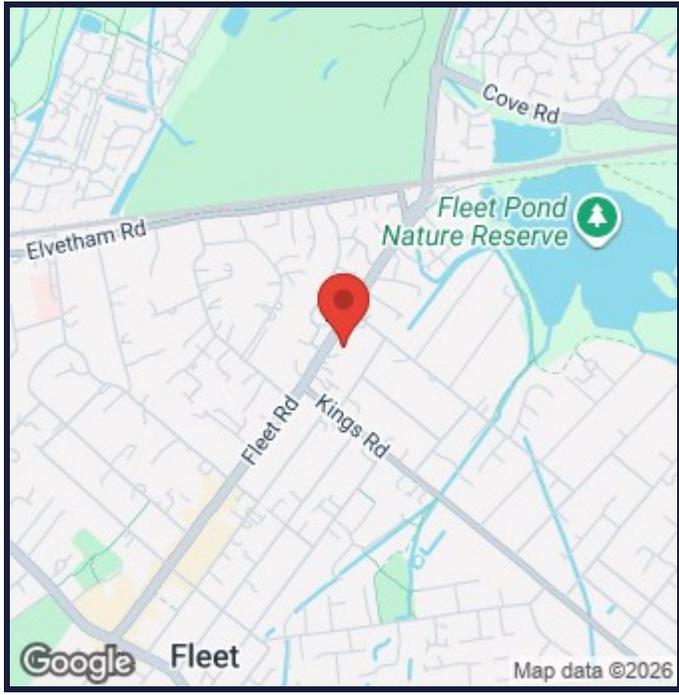




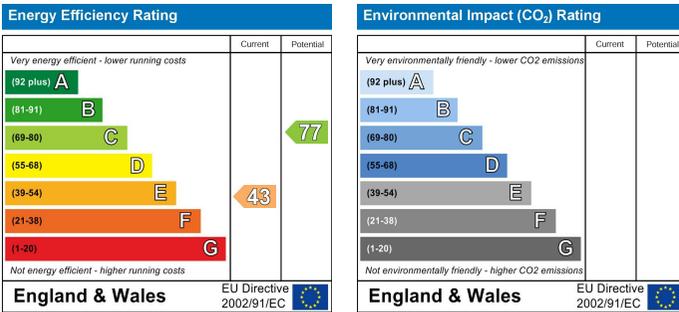
Floor Plans



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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