



**Selbon**

Residential sales & lettings

Lyndhurst Road, Fleet,  
Hampshire, GU51 1EX

Guide price £250,000 Leasehold



**01252 979300**

Selbonproperty.co.uk

- No Onward Chain
- Close Proximity of Local Amenities
- Ground Floor
- Spacious and Flexible Accommodation
- Balcony
- Sought After Location
- Close Proximity of Local Schools
- Refitted Bathroom
- Two Parking Spaces
- Long Lease

Selbon Estate Agents are delighted to offer to the market this two-bedroom ground floor apartment which is situated on the sought-after development of Elvetham Heath. The property offers spacious and flexible accommodation throughout with the added benefit of two parking spaces, a refitted bathroom, balcony and no onward chain.

Accommodation comprises of a spacious entrance hall which leads to the generous living/dining room with French doors opening out onto the balcony. The kitchen offers a range of appliances, worktops, space for a small table with chairs and plenty of storage space. The two generous bedrooms overlook the front of the property with bedroom two offering built in wardrobes. The accommodation is finished with the main bathroom which has been refitted to high standard and offers sink, toilet and bath with shower overhead.

Outside you have communal gardens with an allocated shed to the property. The property also offers two allocated parking spaces.

Additional Information –

Lease - 164 years left on the lease

Ground Rent - £0

Service Charge - £107.43p per month

Added benefits to this property also including gas heating, double glazing and ample storage.

Elvetham Heath is conveniently located with facilities including; Morrison's supermarket, pub, church, school and local nature reserve offering pleasant walking and cycle routes.

There is easy access to Fleet town centre with an array of shops, pubs and restaurants with Fleet mainline railway station (Waterloo line) also within walking distance.

There are excellent communication links including the M3 & M4 motorways as well as the A30 & A3.





