Selbon
Simply Different

Brandon Road, Church Crookham, Fleet,
Hants, GU52 0YD

Offers over £190,000 Leasehold

1 1 1 C

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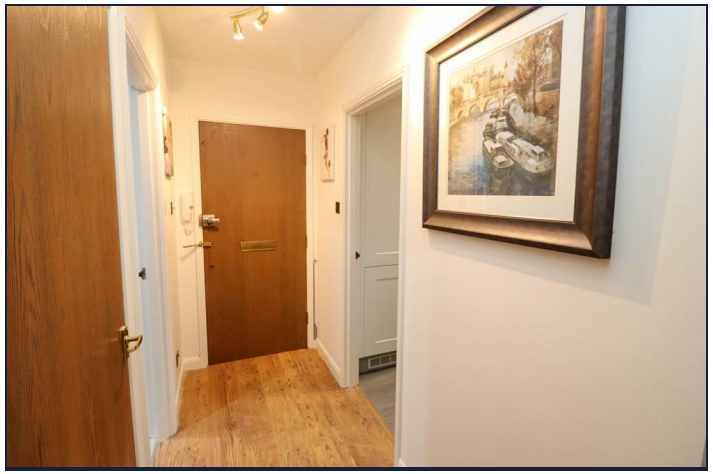
Selbonproperty.co.uk

- Terraced Leasehold Bungalow
- Entrance Hall With Loft Acess
- 8ft Refitted Kitchen
- Refitted Shower Room
- Lease Extension In process
- Communal Entrance With Entry Phone System
- 13ft Bay Fronted Lounge/Dining Room
- 10ft Bedroom With Built In Wardrobe
- Gas Radiator Heating & Double Glazed Windows
- No Onward Chain



Selbon Estate Agents are delighted to offer this modern terraced bungalow to the market situated on the ever popular Zebon Copse, development close to the local convenience store and in close proximity from the Basingstoke canal.

The property has been modernised throughout and is an ideal first time or investment purchase with Zebon Copse being popular for landlords and tenants, however, the property would also suit someone looking to downsize and have a lock up and go home.

The property was granted a 99 year lease on 25th December 1990 with approx. 63 years remaining. We are advised by the vendors that they are in the process of extending the lease by 90 years, therefore there will be 153 years on the new lease.

We are also advised that there will be a peppercorn ground rent and the current service charges are £101.32 per month (£1215.84 per annum).

As of April 2026, there will be a management agent appointed with additional costs of £25 +VAT per flat per month, plus an annual £17 + VAT per flat to cover emergency cover.

Total annual charges will be £1532.84.

The property is accessed via communal entrance with an entry phone system, there is a front door leading to the entrance hall which has doors to all rooms, a storage cupboard and access to a part boarded loft with a ladder and light.

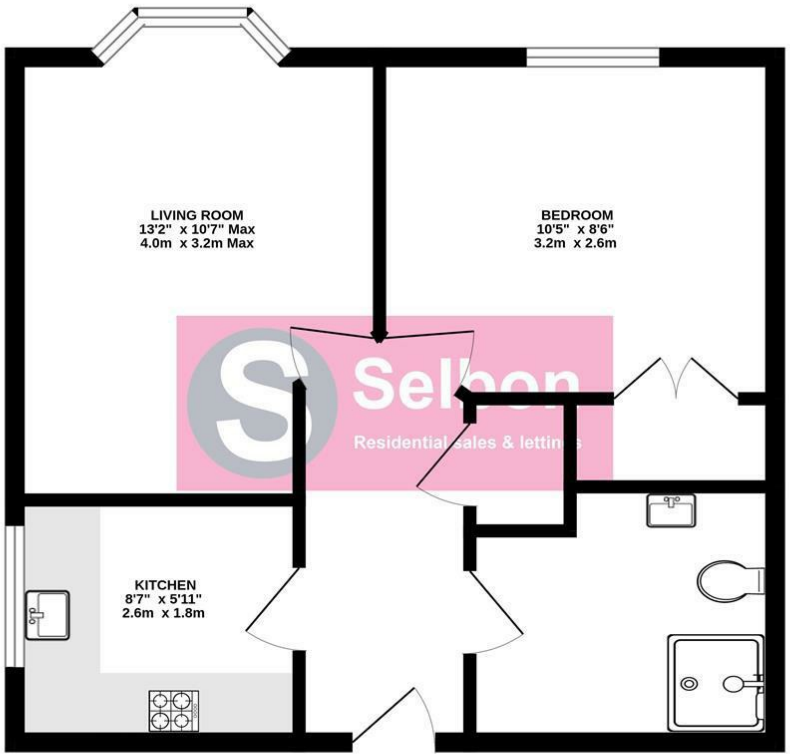
The13ft bay fronted lounge/dining room has room for a small table and chairs, the 8ft kitchen has work surfaces, eye and base level storage units and some integrated appliances. There is a 10ft bedroom with a double built in wardrobe and the recently refitted shower room has a white suite.

The property further benefits from gas central heating, double glazed windows, 2 allocated parking spaces and communal grounds.

Zebon Copse has its own convenience store, a wealth of walking, running and cycling routes including the Basingstoke canal and nature reserve. Fleet Town Centre is a short drive, with an array of shops, bars and restaurants.

Offered with no onward chain

Floor Plans



TOTAL FLOOR AREA : 467 sq.ft. (43.4 sq.m.) approx.

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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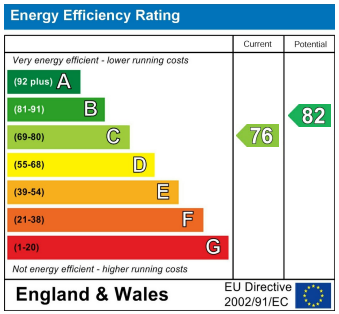
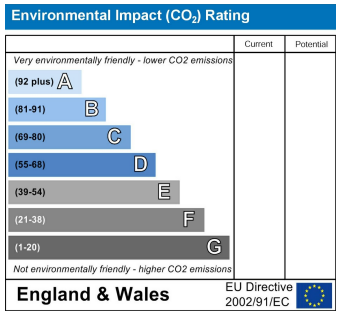
Area Map

Energy Performance Graph





Viewing

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

Council Tax Band: C

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