Selbon
Simply Different

Minley Road, Fleet,
Hampshire, GU51 2AE
Guide price £300,000 Leasehold

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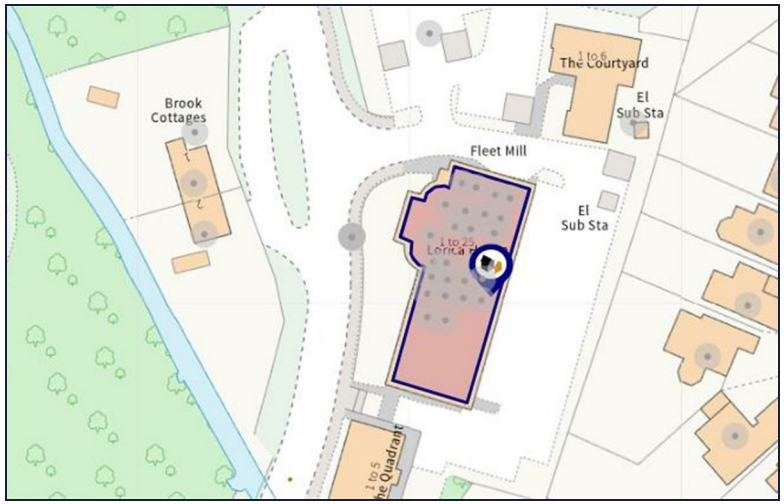
Selbonproperty.co.uk

- Two Bedroom First Floor Apartment
- Living/Dining Room With Curved Corner Glazing
- En Suite Shower Room to Bedroom One
- Close to Fleet Train Station & Town Centre
- Two Parking Spaces & Visitor Parking
- High Specification
- Fitted Kitchen
- Three Piece Bathroom With White Suite
- Bright & Spacious Apartment
- Ideal First Time or Investment Purchase

Selbon Estate Agents are delighted to offer to the market two bedroom first floor apartment situated within the Fleet Mill development.

The property is an ideal first time purchase or investment purchase and is located within close proximity to Fleet mainline train station, Fleet town centre and junction 4a of the M3 motorway.

The light and spacious open plan living accommodation includes a 20ft. living/dining room which features a curved floor to ceiling window allowing an abundance of natural light to flow into the room.



The kitchen comprises; eye and base level cupboard and drawer units with roll top work surfaces. Inset stainless steel sink with mixer tap. built-in double oven, hob and extractor over. Further built-in appliances include dishwasher, fridge and freezer.

The remainder of the accommodation includes two bedrooms, bathroom with white suite and a utilities cupboard. Bedroom one benefits from an en-suite shower room.

We are advised that the lease has 118 years remaining. The current service charges is £xxxxxx per annum and the ground rent is £xxxxx per annum.

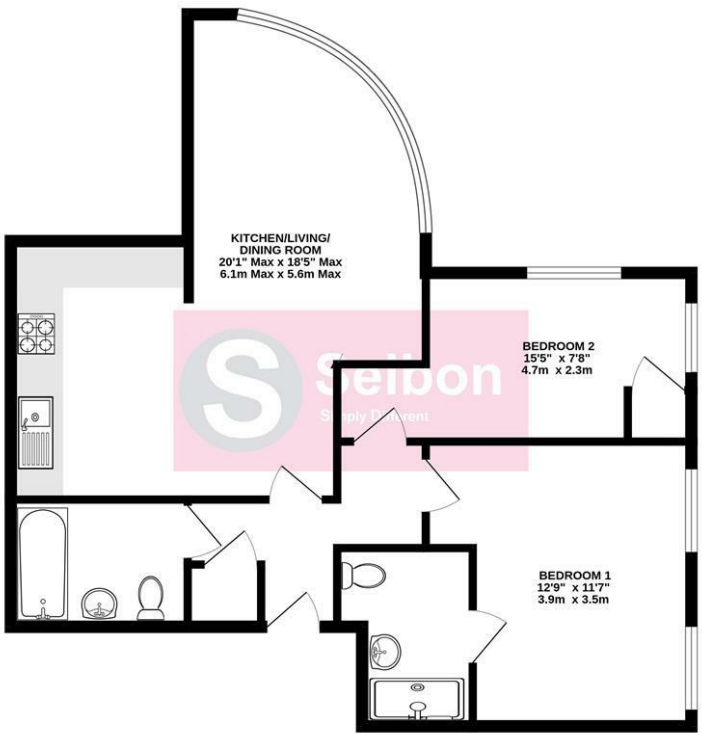
Further benefits include lift to all floors, two parking spaces and ample visitor parking.

The location of the development is fantastic with Fleet mainline approximately 0.4 miles distant. Fleet town centre is within easy reach, as well as being within excellent road connections to the M3 via Junction 4a, around 2 miles away. The surrounding area also offers a good selection of outdoor spaces, including Fleet Pond Nature Reserve, the Basingstoke canal and a variety of local parks, alongside a range of shops, supermarkets, cafés and everyday amenities nearby.

Fleet town centre offers an excellent range of multiple and independent retailers. Fleet has several business parks and in recent years has expanded with new residential areas being built . The town offers an excellent choice of respected schools from both the state and independent sectors.

welcome
HOME

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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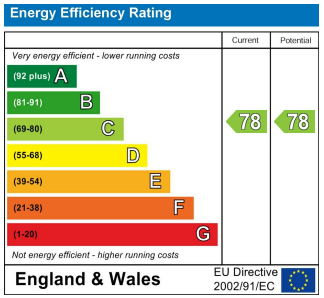
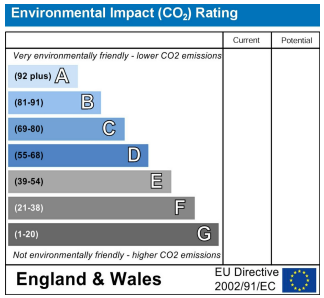
Area Map

Energy Performance Graph





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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