



**Selbon**

Residential sales & lettings

Fleet Road, Fleet,  
Hampshire, GU51 3QF

Guide price £225,000 Leasehold



**01252 979300**

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

- No Onward Chain
- Close Proximity of Fleet Town Centre
- Allocated Parking
- Living Room & Kitchen
- Ground Floor Maisonette
- Close Proximity of Fleet Train Station
- Close Proximity of Fleet Pond
- Ideal First Time Buy Or Investment Property
- Open Plan Accommodation
- Two Bedrooms

Selbon estate agents are delighted to offer this modern ground floor two-bedroom maisonette which is conveniently located close to Fleet train station and town centre.

The property benefits from no onward chain and would make an ideal first time or investment purchase and would suit professionals who work in London as the mainline railway station, which gives access to Waterloo, is within close proximity as well as excellent road links including the M3 & A3.

The property is accessed via its own front door leading to the open plan lounge/kitchen area. The kitchen has been finished to a high standard and offers a range of units, work surfacing, integrated appliances and additional appliance space.

Both bedrooms offer generous space and the accommodation is finished with the bathroom which offers a sink, toilet and bath with shower overhead.

To the front is one allocated parking space and a visitor space. Further parking can be found on street in neighbouring roads.

We await formal confirmation of the charges and lease details from the vendor - lease is 129 years. The current annual charges for the property are Service Charge - £990.83p Ground Rent - £150. The owner has informed Selbon that the ground rent and service charge has been paid in full for 2026.

Please note this property is rented with tenants in place. The tenants are due to move out in April 2026.

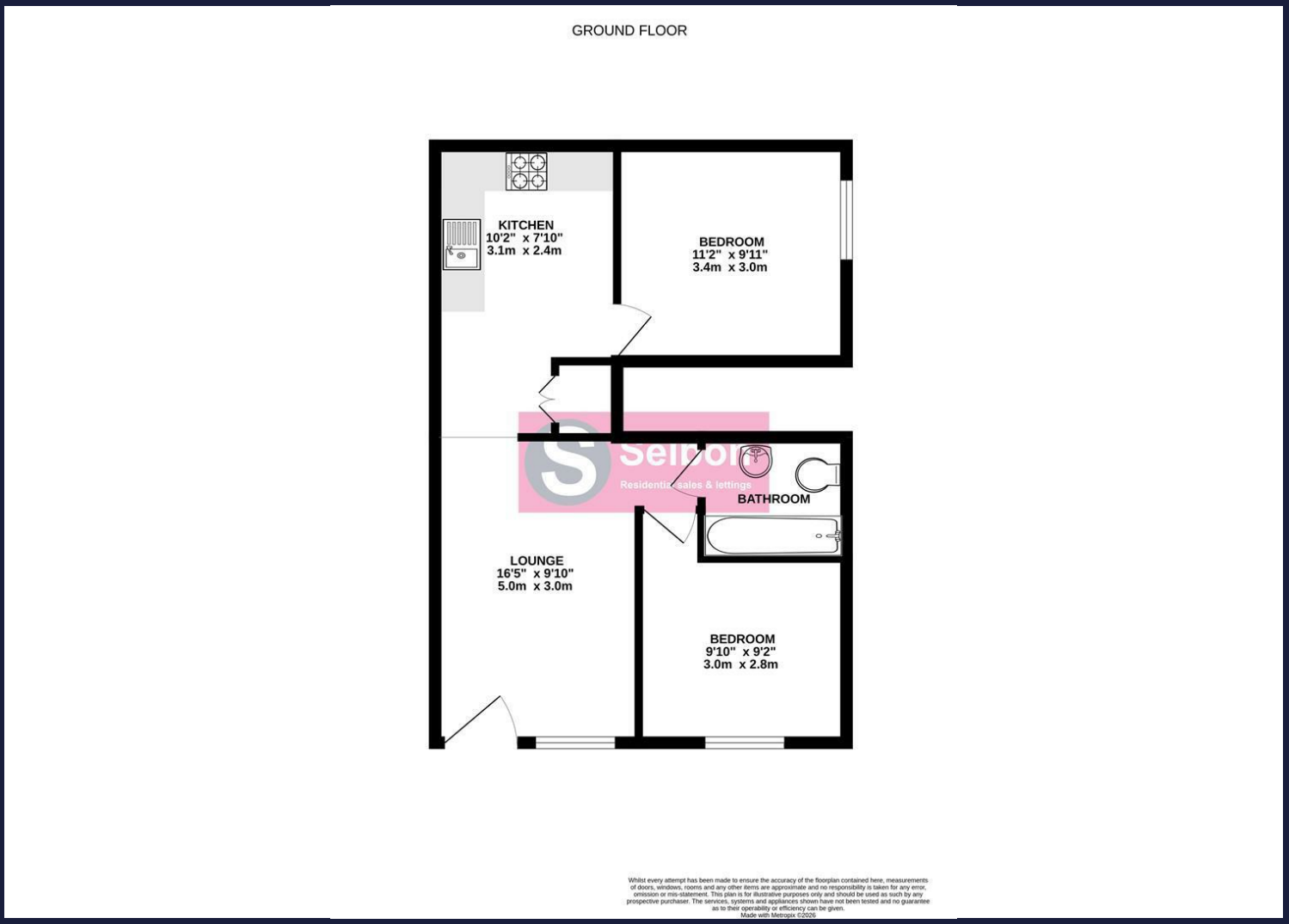
Fleet town centre has an array of shops, bars and restaurants. For commuters there is easy access to the M3 motorway, A30 and A3, with Fleet mainline station (Waterloo Line) a short distance away, as well as being in catchment for some of Fleets sought after schools.

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

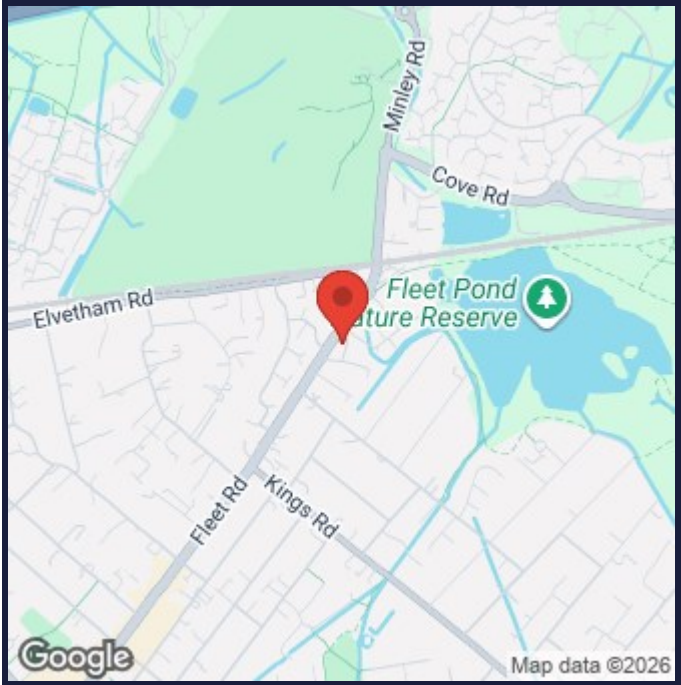




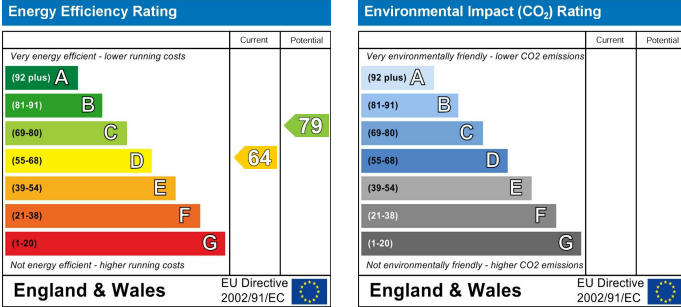
Floor Plans



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: C

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