Selbon
Residential sales & lettings

Fleet Mill, Minley Road, Fleet,
Hants, GU51 2AE

Guide price £225,000 Leasehold

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01252 979300
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- Modern Converted 1st Floor Apartment
- Entrance Hall With Utility Cupboard
- Double Bedroom
- Gas Radiator Heating
- Allocated & Visitor Parking
- Communal Entrance With Security Entry
- 26ft Lounge/Dining/Kitchen
- Bathroom
- Double Glazed Windows
- No Onward Chain

Selbon Estate Agents are delighted to offer this one bedroom first floor apartment, to the market, conveniently situated, within the Fleet Mill development with easy access to Fleet town, mainline station and junction 4a of the M3.

Fleet Mill was converted in 2019 with the current vendor purchasing the home in 2020. We are advised that a 125 year lease was granted on 24/06/2020 with approx. 119 years remaining. We are also advised that the current service charge is £1,434.46 per annum and the ground rent is £185 per annum.

The home is accessed via the communal entrance with security entry phone, there are stairs and a lift to the first floor landing with a front doo to the apartment, leading to the entrance hall with doors to a storage cupboard with plumbing for the washing machine, bathroom, lounge/dining/kitchen and the double bedroom.

The light and spacious dual aspect open plan living accommodation includes a 26ft. living/dining/kitchen with defined space for sofas, small dining table and chairs/study space and a fitted kitchen, there is a storage cupboard housing the boiler for the central heating and hot water.

The kitchen comprises; eye and base level cupboard and drawer units with 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.

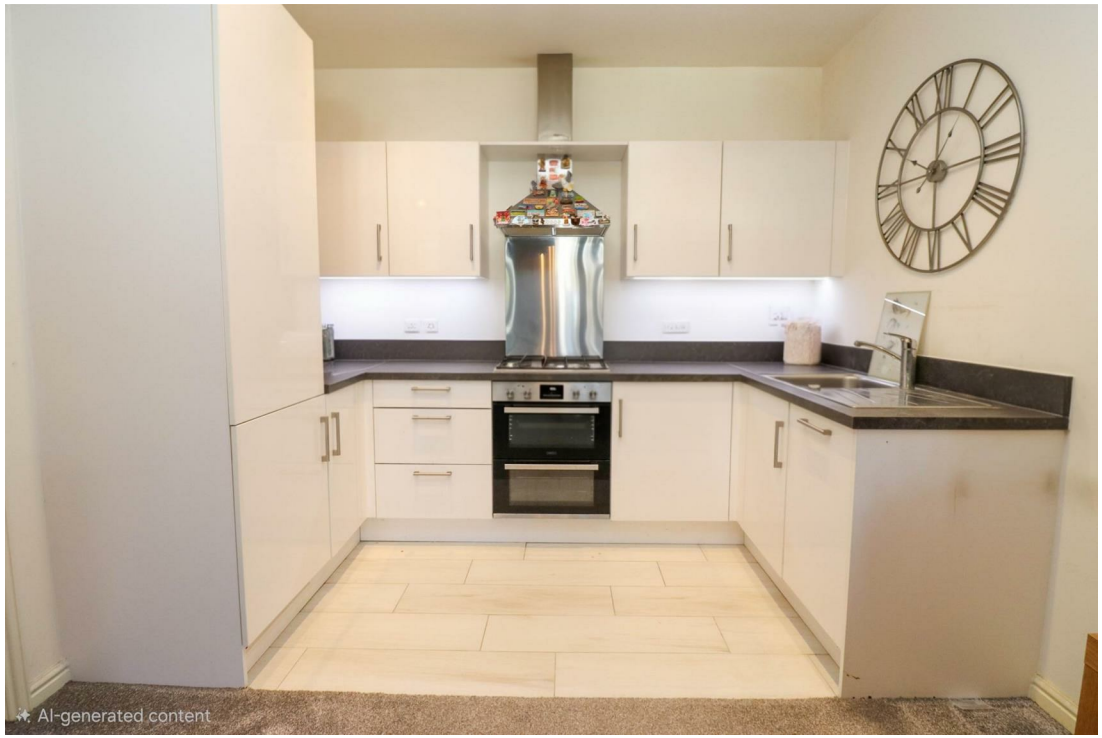
The double bedroom has some built in furniture and the bathroom has a white suite.

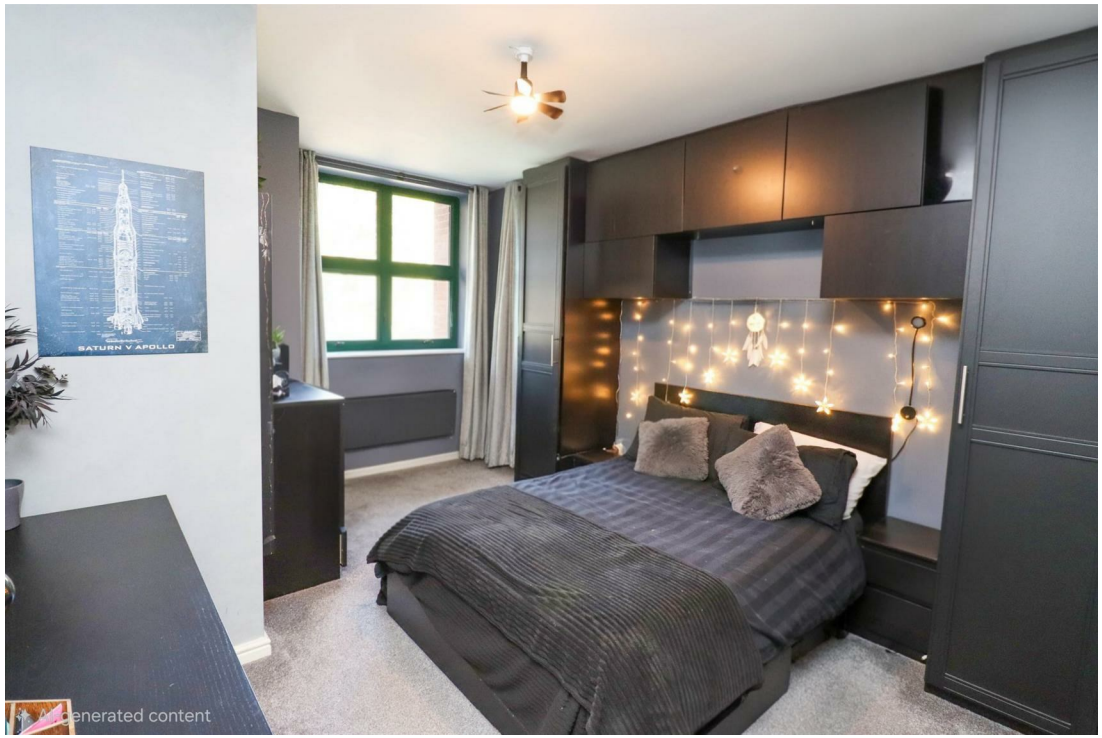
Further benefits include gas radiator heating, double glazed windows, communal grounds, an allocated parking space and visitor spaces.

Situated on Minley Road the home is a 0.5 mile walk of Fleet Mainline Station and 0.9 miles from the Town Centre which offers an array of shops, bars and restaurants and the M3 can be accessed via junction 4a.

For those whose enjoy the outside life there is easy access to many nature reserves within Fleet including Fleet pond, Elvetham Heath and Edenbrook as well as a Leisure centre.

ONE DAY
A LIFE

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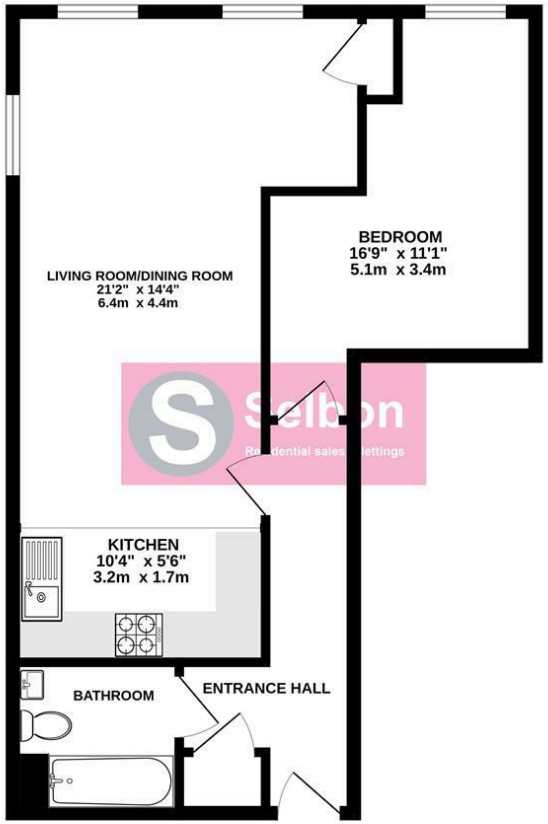
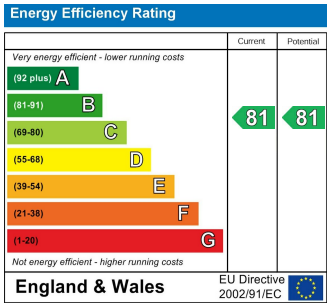
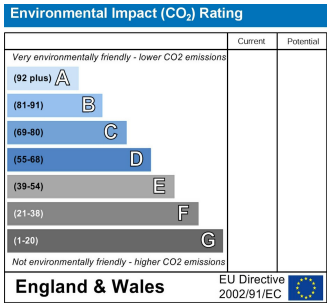
Floor Plans



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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