



Town Centre Location



Selbon

Residential sales & lettings

Church Road, Fleet,
Hampshire, GU51 4NB

Offers over £195,000 Leasehold



01252 979300

Selbonproperty.co.uk

- Fleet Town Centre
- Granite Kitchen with Built-in Appliances
- Westerly Facing Balcony
- Bedroom with Juliette Balcony
- Approx. 0.7 Miles Distant to Fleet Train Station
- Modern Open Plan First Floor Apartment
- Living/Dining Room
- Gated Underground Parking
- Gas Central Heating & Double Glazed Windows
- Ideal Investment or First Time Purchase

****NO ONWARD CHAIN****

Selbon Estate Agents are delighted to offer to the market this modern one-bedroom first floor apartment, ideally located in the heart of Fleet town centre. The property presents an excellent opportunity for both first-time buyers and investors.

On entering the property you are welcomed into a communal hallway with lift and stairs to the upper floors.

Accommodation includes a spacious open-plan living area that seamlessly combines the kitchen, dining, and living room, creating a bright and inviting atmosphere perfect for entertaining or relaxing after a long day. A private balcony extends from the living space, offering a delightful spot to enjoy your morning coffee or unwind in the evening sun.

The fitted kitchen is designed with high gloss cupboard and drawer units with Granite work surfaces. Built-in appliances include, oven, hob, extractor hood, dishwasher, washing machine, fridge and freezer. A kitchen island separates the living space from the kitchen and is complimented by further Granite worktops.

The well-proportioned bedroom provides a comfortable retreat, with French doors to a Juliette balcony and built-in double wardrobe. The bathroom is fitted with a white suite comprising, bath with shower over, W.C. and hand wash basin.

The property benefits from gated underground parking, gas central heating and double glazed windows.

We are advised by the current owner that there are 118 years remaining on the lease. The current service charge is: £1766.00 per annum and the ground rent is £300 per annum.

The location is excellent being within the town centre with an array of shops, bars and restaurants. For commuters there is easy access to the M3 motorway, A30 and A3, with Fleet mainline station around 0.7 of a mile away.

For those that like the outdoors there is also easy access to walking, running and cycling routes including the Basingstoke Canal, Caesars Camp, Velmead Woods, Basingbourne Woods and Fleet Pond, to name a few.



Communal Hallway



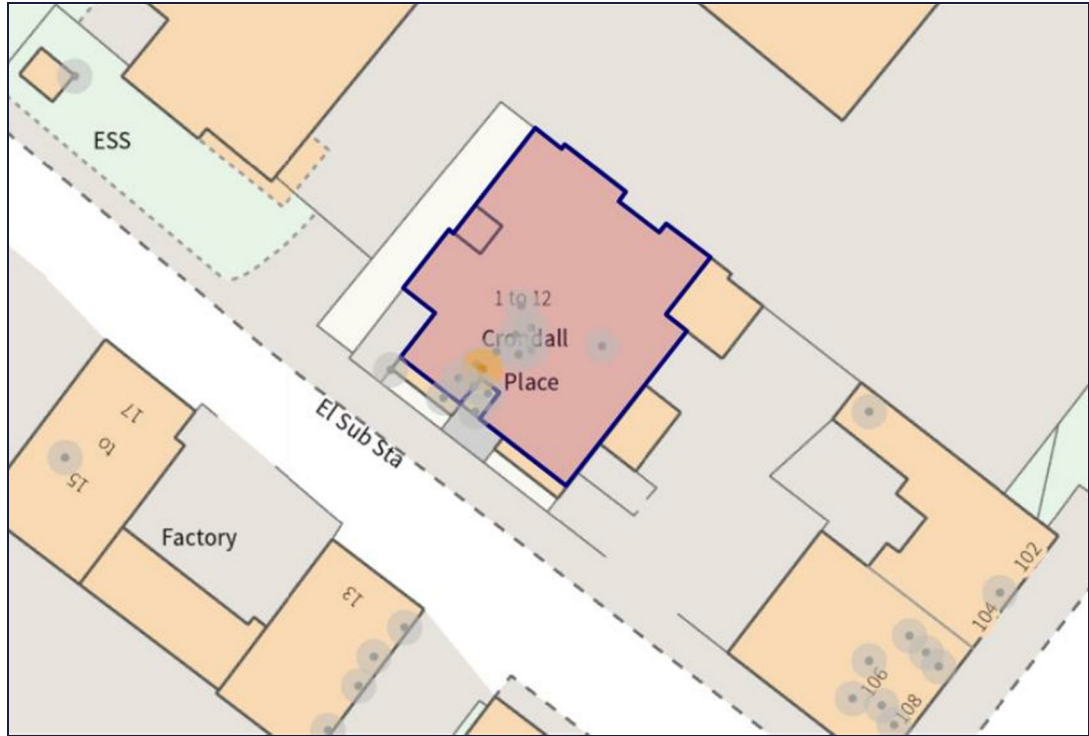


CALIFORNIA
OUTATIME







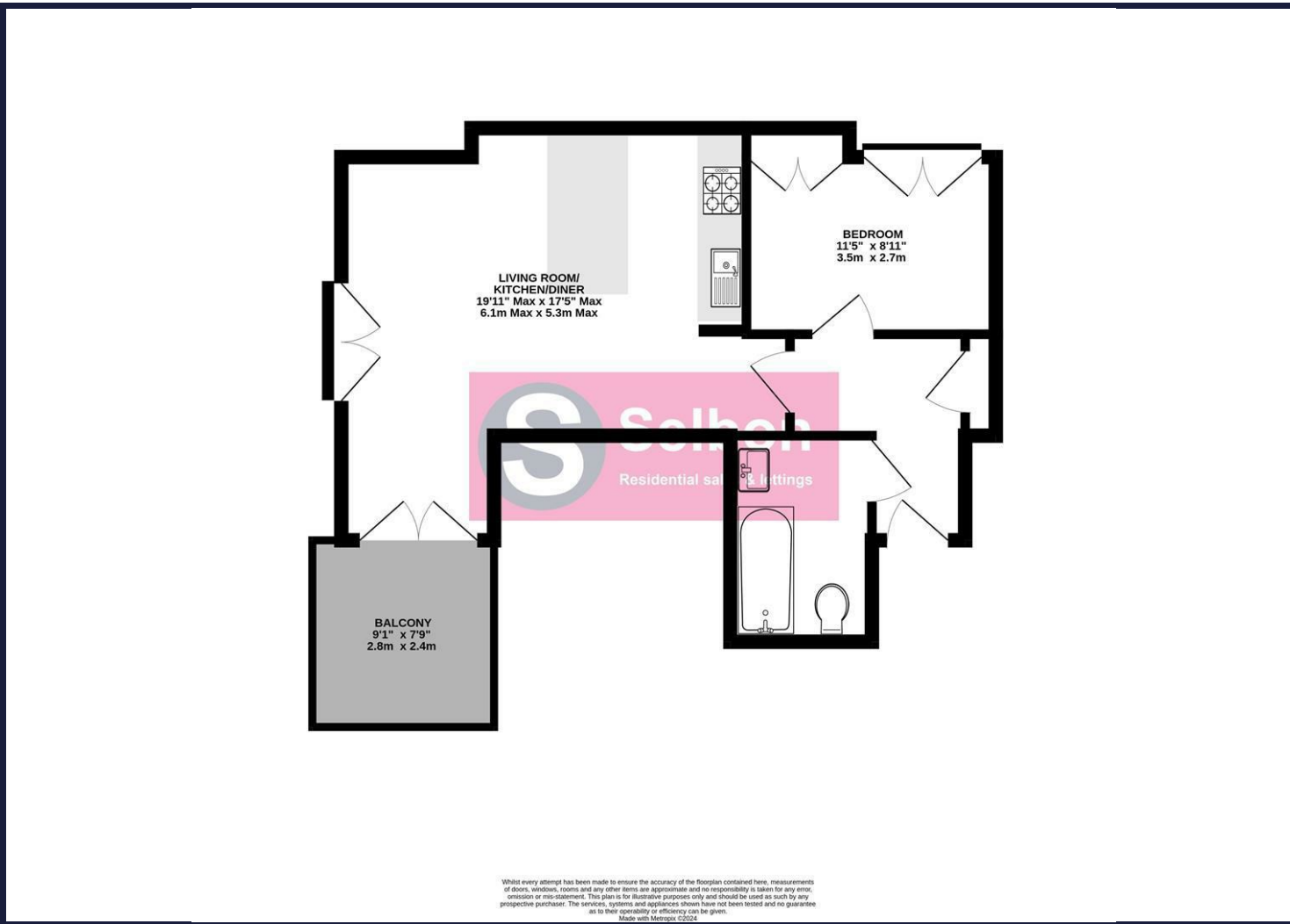


Town Centre Location

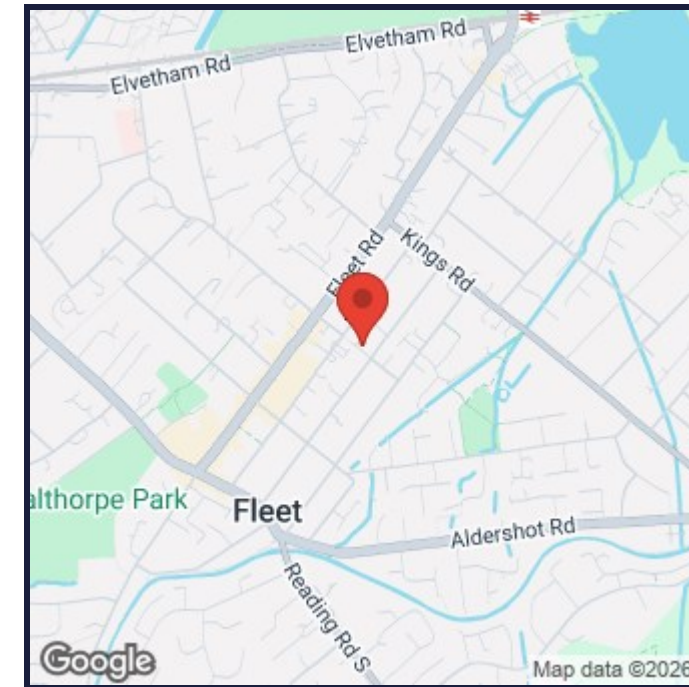


0.7 Miles to Fleet Train Station

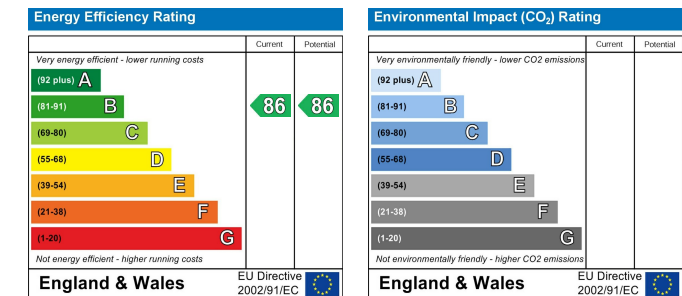
Floor Plans



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

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Council Tax Band: C

Selbon Property Services Ltd

Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW

Company Registration Number: 12108205 VAT Number: 370 7956 65

Tel: 01252 979300 Email: sales@selbonproperty.co.uk