



- First Floor Apartment
- 17ft Lounge/Dining Room
- 3 Good Size Bedrooms
- Gas Central Heating & Double Glazed Windows
- Close to Town Centre & Mainline Station
- Communal Entrance & Entrance Hall
- 13ft Refitted Kitchen
- Refitted Bathroom
- Garage In Nearby Block
- Share Of Freehold (£1440 Service Charge PA)

Selbon Estate Agents are delighted to offer this deceptively spacious first floor apartment, to the market, conveniently located, close to Fleet town centre and Calthorpe park.

An ideal first time or investment property, due to the convenient location, Stanton Drive is popular with landlords and tenants alike. The home would also very much suit someone looking to downsize and have a lock up and go home.

A 999 year lease was granted on 25th December 1968 and has 941 years remaining. The current vendors advise us that they have a share of the freehold through the management company.

The vendors have advised us that the service charge for the property is currently £120 per month and covers the building insurance, window cleaning, garden maintenance, cleaning of communal areas.

The apartment is accessed via a path leading to a communal entrance with stairs leading to a first floor landing with a front door leading to an entrance hall with several storage cupboards and doors leading to all rooms.

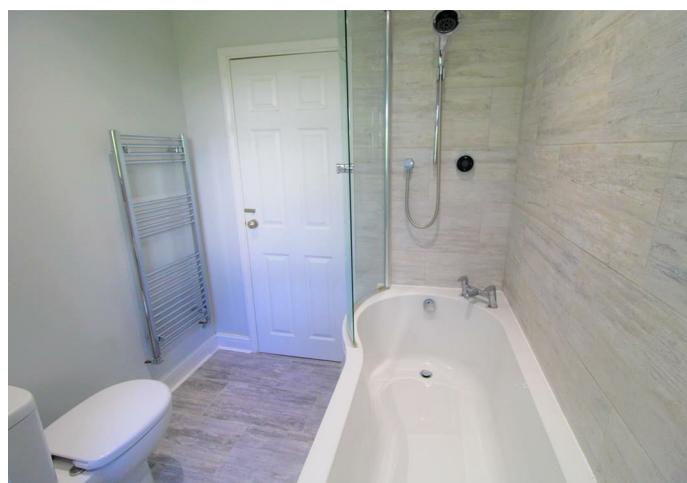
The accommodation comprises a 17 ft "L" shaped lounge/dining room, refitted kitchen with ample work surfaces and storage units, refitted bathroom, bedroom one is a double bedroom with double built in wardrobes, bedroom two is also a double bedroom and bedroom three is a good size measuring 11'5" x 6'3".

The property further benefits from a central heating system installed in 2017, having been rewired in the last few years, the flat roof has been replaced in 2024, double glazed windows, communal grounds, a single garage in a nearby block and there is a path leading from Stanton Drive to Calthorpe Park with tennis courts and play area.

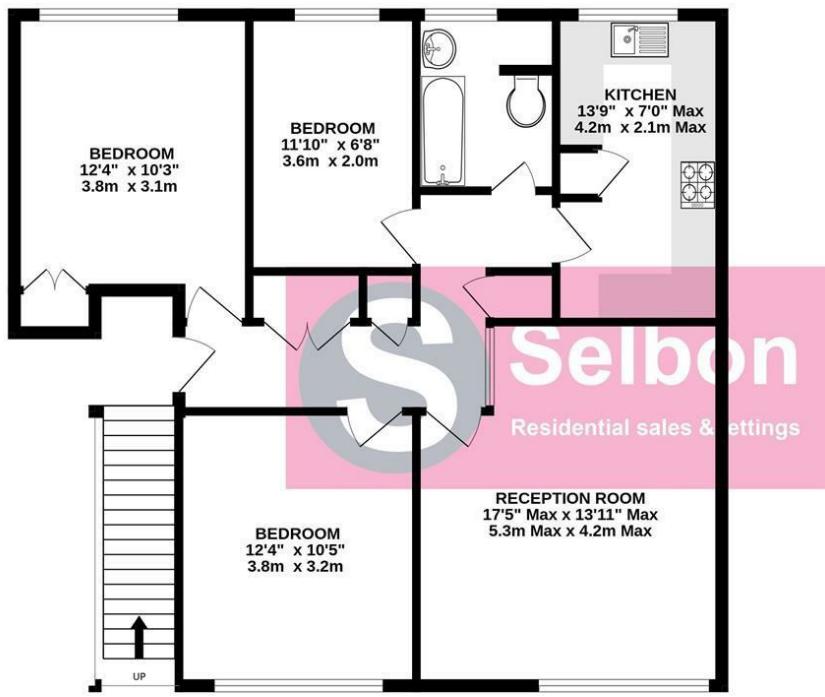
Fleet town centre with an array shops, bars & restaurants and mainline station are within walking distance or a short drive and there is easy access to the M3, A3 and A30, offering excellent road links.

An early viewing is highly recommended to fully appreciate features of the property and to avoid disappointment.



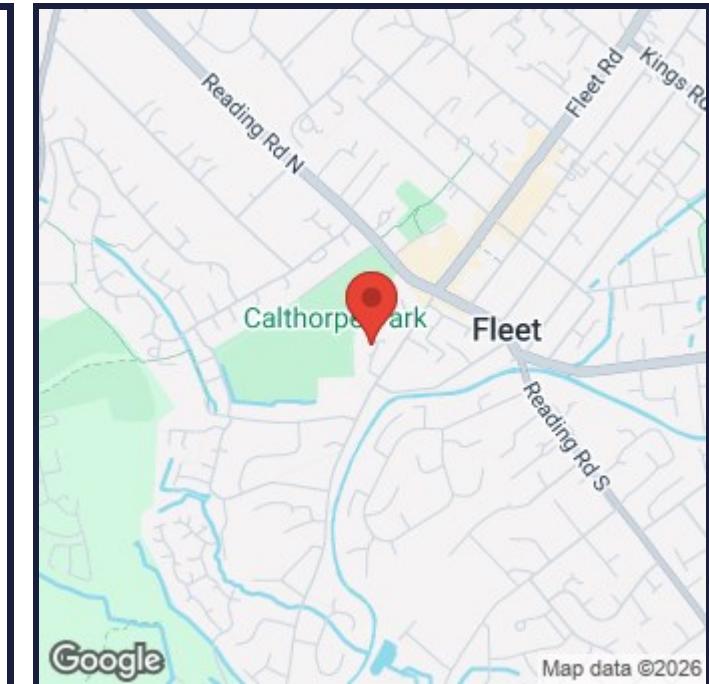


Floor Plans

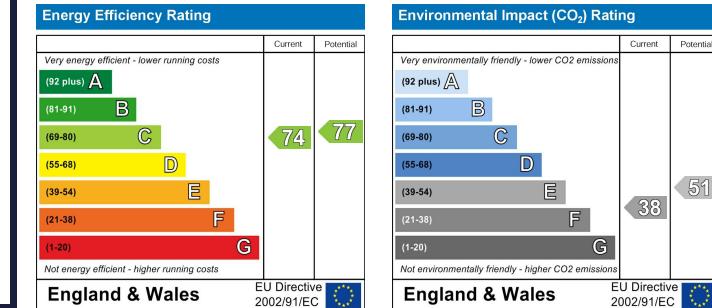


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

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Council Tax Band: C