



Selbon

Simply Different

Doctors Acre, Hook,
Hampshire, RG27 9UW
Guide price £92,500 Leasehold



01252 979300
Selbonproperty.co.uk

- Ground Floor Apartment
- Ideal First Time or Investment Purchase
- Kitchen
- Living/Dining Room
- Close Proximity of Hook Train Station
- Long Lease
- Available at 50% Shared Ownership Price or 100%
- One Bedroom
- Sought After Location
- Close Proximity of Bassett's Mead Country Park

Available to purchase at 50% shared ownership price of £92,500 or 100% at £185,000

Selbon Estate Agents are delighted to offer this one-bedroom ground floor apartment which is situated in sought after village of Hook. Benefits to this property include allocated parking, spacious accommodation and this property would make an ideal first time or investment purchase.

Accommodation comprises of a spacious entrance hall leading to the light and airy living/dining room with views over the communal gardens. The kitchen offers a range of units, work surfacing, integrated appliances and additional appliance space. The spacious bedroom sits at the front of the property and offers built in wardrobes space. The accommodation is finished ample storage and the bathroom which offers a sink, toilet and bath with shower overhead.

We have been advised that the remaining lease is 970 years with the service charge and ground rent being £944.73 P/A. These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.

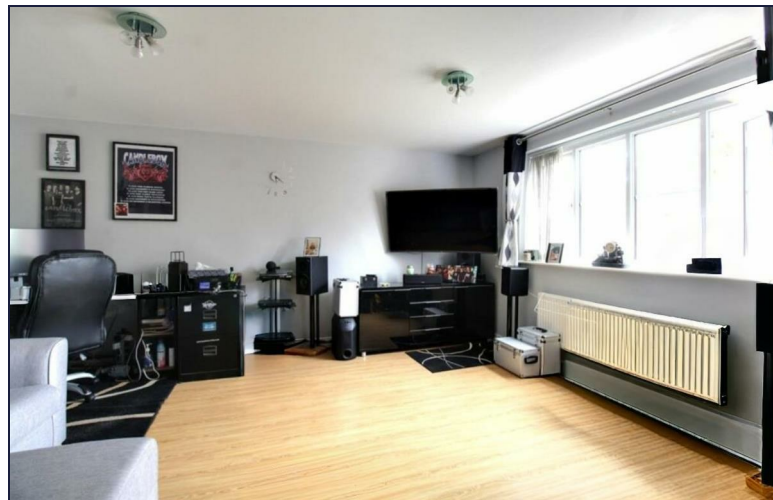
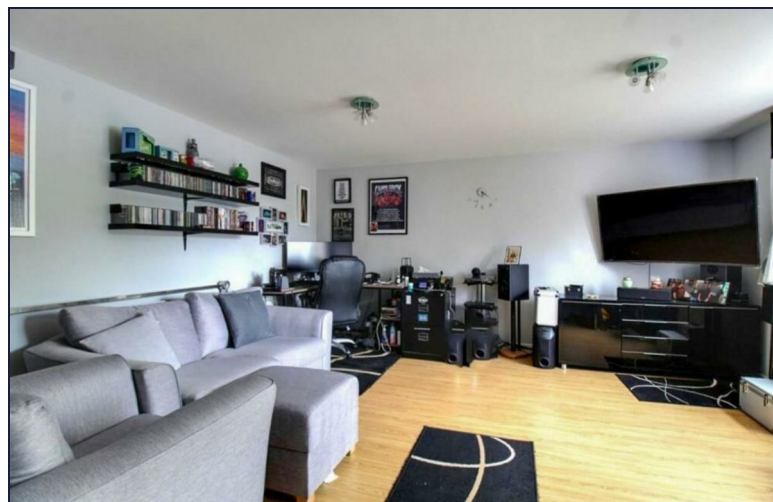
This property can also be purchase at a 50% share £92,500. At 50% an extra rent charge of £377.02p would be paid each month to Thames Valley Housing at the shared ownership price.

Outside the property offers allocated parking and ample visitors space.

Hook village offers rural charm with modern convenience. Located just off the M3 and on the mainline railway between London Waterloo and Basingstoke, it offers excellent transport links for commuters while maintaining a relaxed, community-focused atmosphere.

The village centre provides a good range of local amenities, including independent shops, cafés, supermarkets, and pubs, alongside well-regarded primary and secondary schools. Hook is also surrounded by beautiful countryside, with scenic walking trails, parks, and nature reserves nearby, offering plenty of opportunities for outdoor recreation.

Bassett's Mead Country Park is located opposite Doctors Acre and it offers plenty



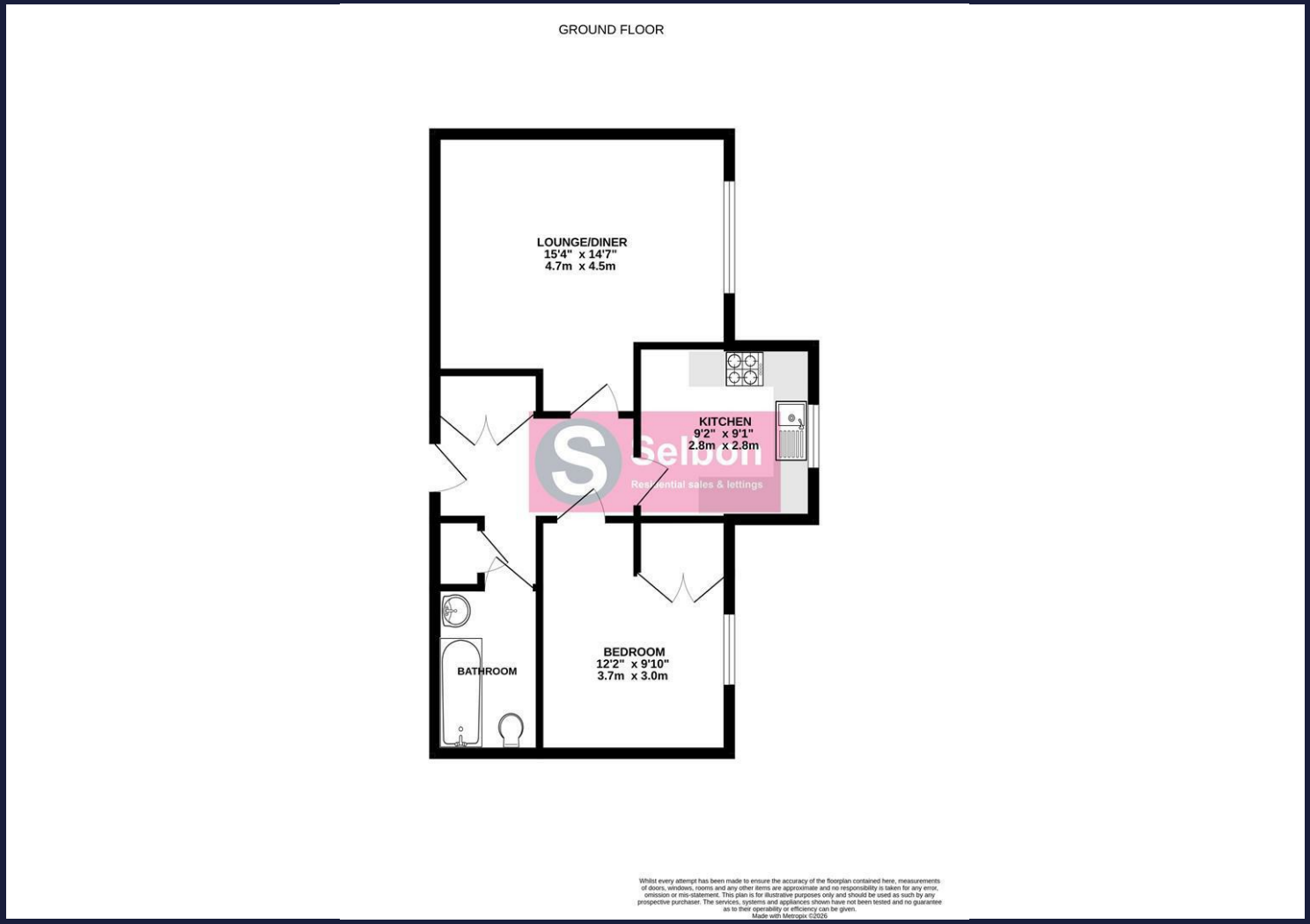








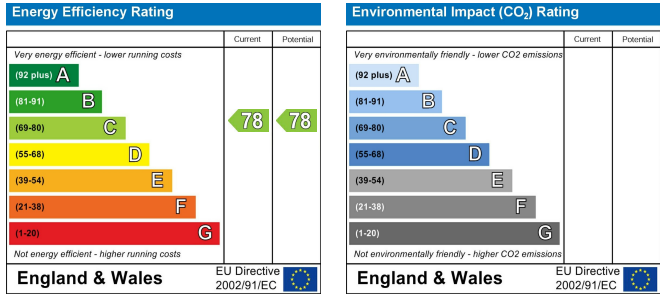
Floor Plans



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 Digital Markets, Competition and Consumers Act 2024 (DMCC Act). 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: B