



Selbon

Simply Different

Branksomewood Road, Fleet,
Hampshire, GU51 4JF

Offers over £285,000 Leasehold - Share of Freehold



01252 979300

Selbonproperty.co.uk

- First Floor Maisonette
- Living/Dining Room
- Re-Fitted En-Suite & Bathroom
- Garage & Ample Communal Parking
- Gas Central Heating
- Two Bedrooms
- Kitchen
- Share of Freehold / Long Lease: 986 Years Remaining
- Communal Gardens
- Close to Fleet High Street

Selbon Estate Agents are delighted to offer this modern first floor maisonette to the market, conveniently located in the Blue Triangle area of Fleet, within a stones throw from the high street.

The property is an ideal first time or investment purchase but would also suit those looking to downsize or retire. The property was a granted a 996 year lease in 2017 with approx. 986 year remaining and we are advised that the service charges are £100 a month and there is no ground rent due to each flat owning an equal share of the freehold.

The property has been updated internally and is accessed from its own front door. There is an entrance hall with a meter/storage cupboard and stairs leading to the first floor landing with double doors to the living room, a storage cupboard, access to the loft space, as well as doors leading to the kitchen, bedrooms and bathroom.

The spacious lounge has a box bay window and space for table and chairs, the kitchen has an extensive range of cupboard and drawer units with some integrated appliances. Bedroom one is of a generous size with a re-fitted en-suite shower room, there is a 10ft. second bedroom and a re-fitted family bathroom.

The property further benefits from gas central heating, double glazed windows, communal grounds, a single garage directly in front of the property and there are communal grounds with ample residents parking.

The home is within close proximity of local shops, pubs, restaurants and sought after schools as well as excellent communication links including the mainline railway station to Basingstoke and London Waterloo, the M3, A30 and A3.

For those who enjoy the outdoors life or exercise, the hart leisure centre is a short distance away and there are excellent walking, running and cycling routes including the Basingstoke canal, Edenbrook country park and Fleet pond to name a few.

The property further benefits from a complete chain above.





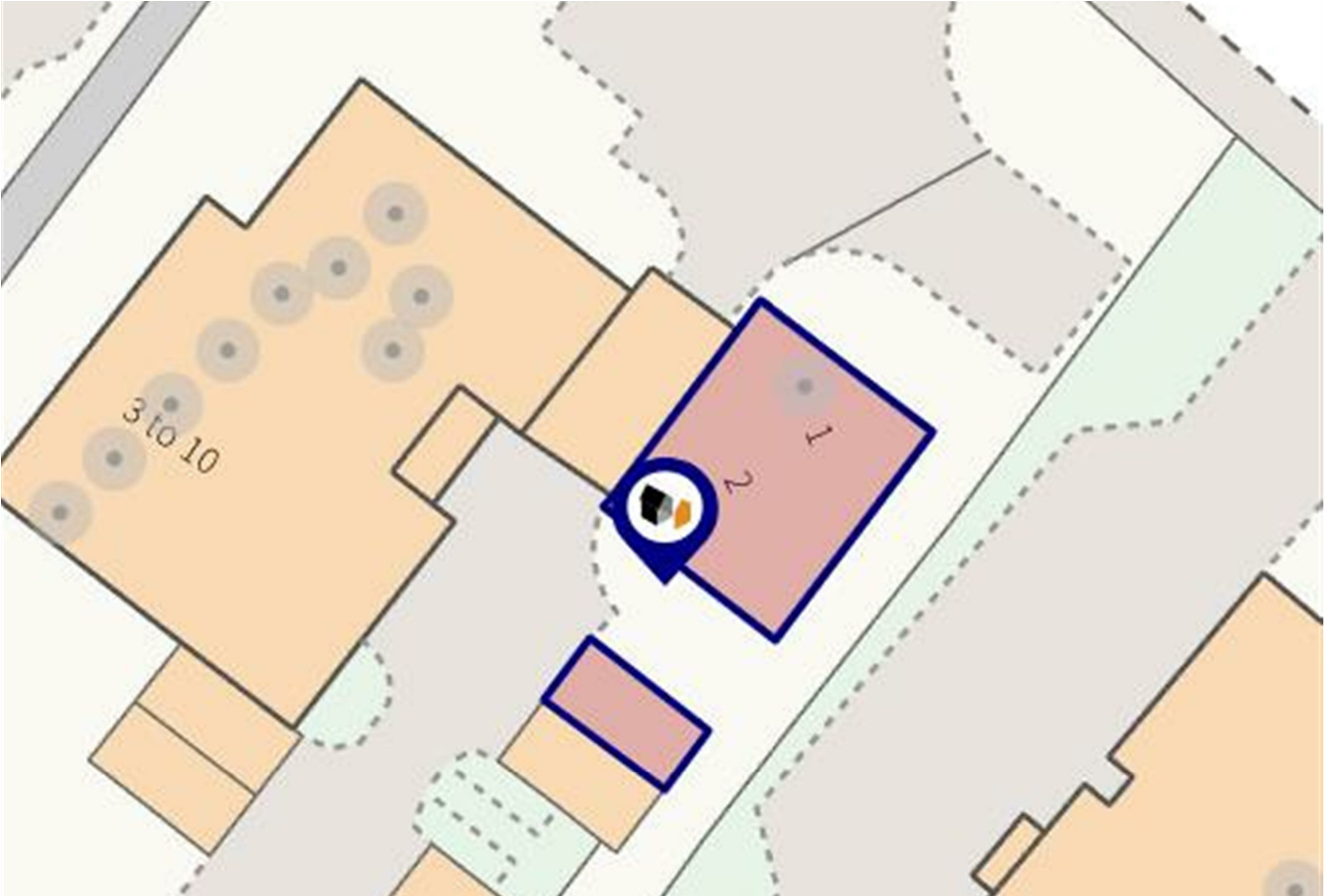




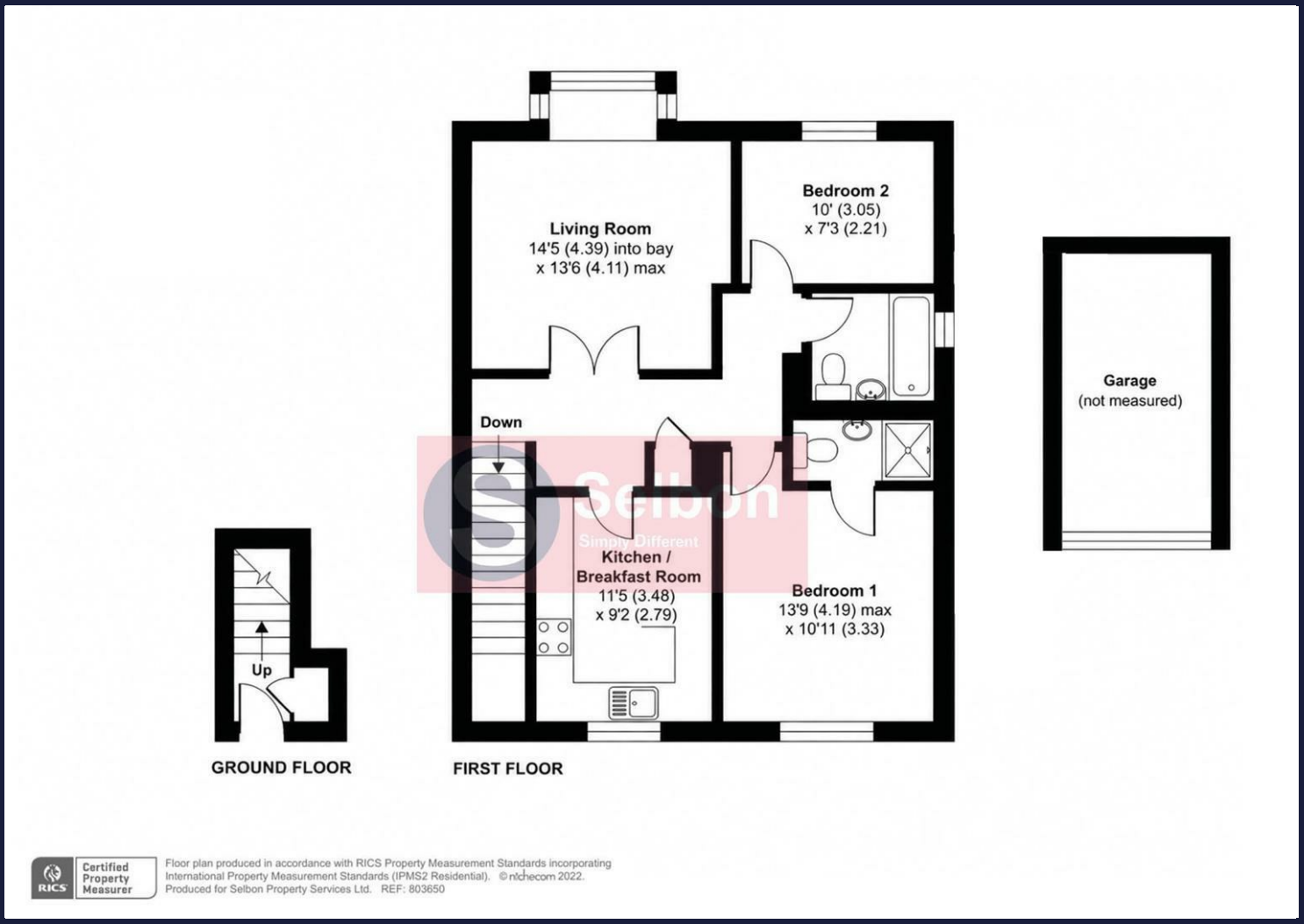








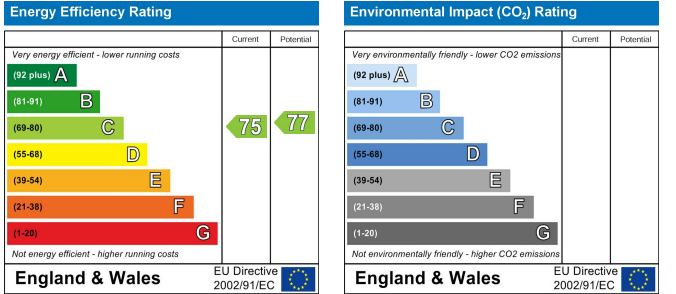
Floor Plans



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

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Council Tax Band: D