

Selbon
Simply Different

Clarence Road, Fleet,
Hampshire, GU51 3XX
Guide price £60,000 Leasehold

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01252 979300
Selbonproperty.co.uk

- One Bedroom Retirement Apartment
- 17ft. Living/Dining Room
- Shower Room
- Ground Floor
- Close Proximity to Fleet Town Centre
- Over 55's Development
- Separate Kitchen
- Communal Grounds
- Approx. 90 Years Lease Remaining
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market this one bedroom ground floor retirement apartment, situated in the heart of Fleet town centre.

The property location is excellent for those looking for easy access to the shops (0.3 mile distant) and Fleet mainline train station (around 1 mile distant).

On entering the property you are welcomed into an entrance hallway with two storage cupboards and doors to all rooms.

The living/dining room measures approximately 17ft. and has a front aspect window. The kitchen comprises; eye and base level cupboard and drawer units under a roll top work surface. Inset sink, built-in appliances include oven, hob and extractor over. Space for fridge and washing machine.

The bedroom features a front aspect window and built-in double wardrobe with sliding doors. The shower room comprises; enclosed shower cubicle. hand wash basin and low level W.C.

The development is suitable for over 55's and benefits from communal parking as well as well maintained communal grounds. Facilities include emergency alarm system, lift, manager, residents lounge, laundry room and guest suite (chargeable).

The property is leasehold with approximately 90 years remaining and the service charge, ground rent and water charge are £2691.02 per annum. We have not been able to check this information via an inspection of the lease and management agreement and prospective buyers should consult their own solicitors for verification.

Clare Court is within close proximity of local shops, pubs, restaurants and as well as benefitting from excellent communication links including the mainline railway station to Basingstoke and London Waterloo, the M3, A30 and A3.

For those who enjoy the outdoor life, there is easy access to Fleet Pond, Basingstoke canal and many other wonderful areas of beauty, offering excellent walking, running and cycling routes.

The property is also offered for sale with no onward chain.

















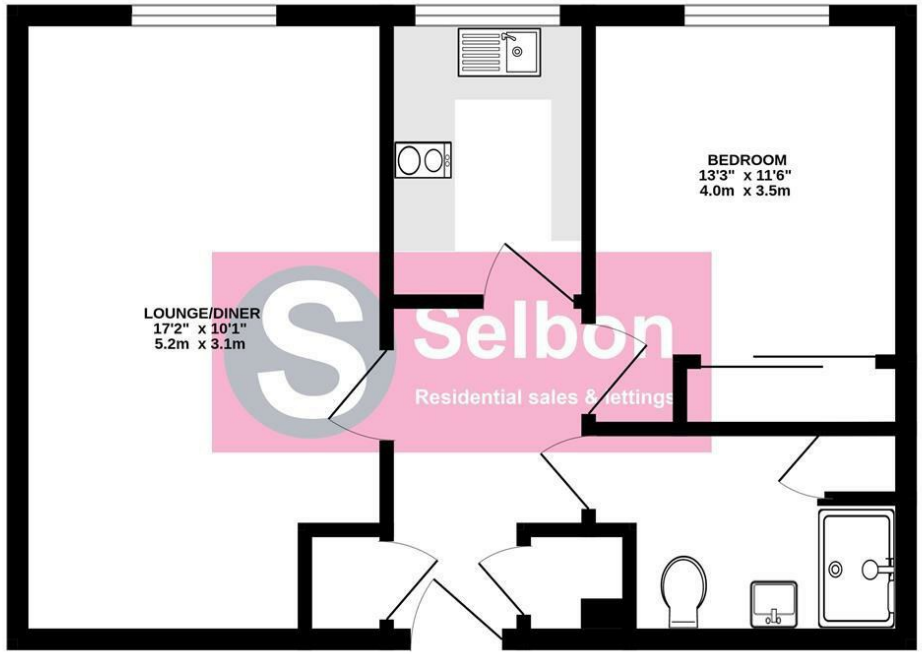






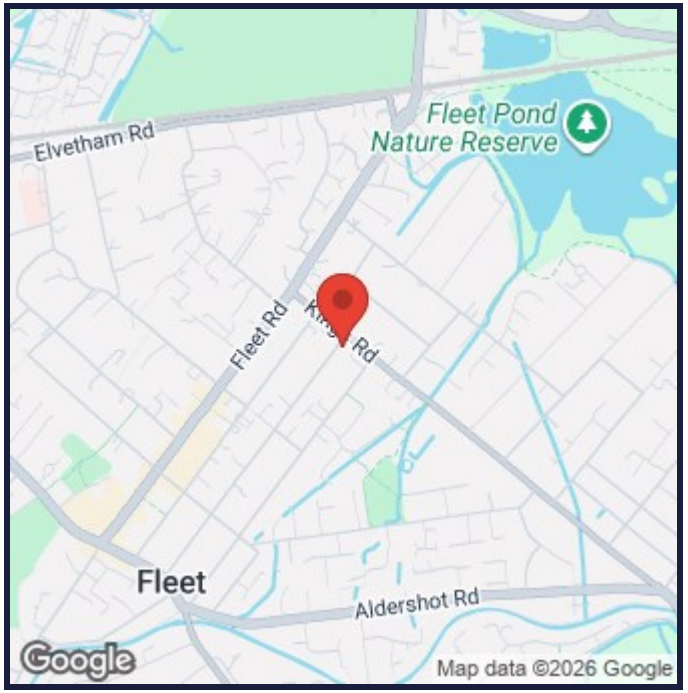

78.6m
Clare Court
78.9m

Floor Plans

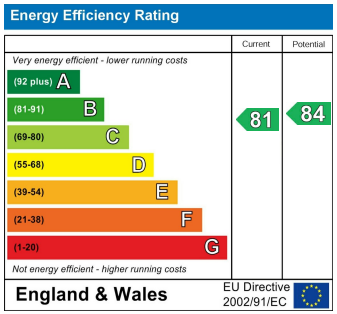


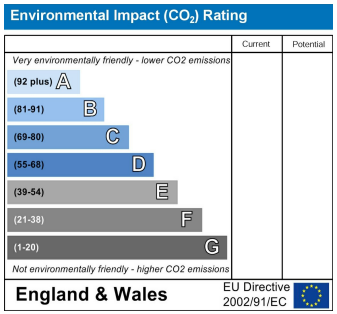
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Council Tax Band: C

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