



- Two Allocated Parking Spaces
- Finished to a High Standard
- Close Proximity of local shops
- Bathroom
- Communal Gardens
- First Floor
- Close Proximity of Fleet train station
- Two Bedrooms
- Kitchen
- Ideal First Time or Investment Purchase

Selbon Estate Agents are delighted to offer to the market this two-bedroom first floor apartment which is situated on the sought after development of Ancells Farm. Benefits to this property include a living/dining room, kitchen, two allocated parking spaces 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 well maintained kitchen offers a range of appliances including oven, hob, fridge/freezer and plenty of storage. Both bedrooms sit at the rear of the property overlooking the communal gardens with the main bedroom benefitting for built in wardrobes. The accommodation is finished ample storage and the bathroom which offers a sink, toilet and bath with shower overhead.

Outside the property offers two allocated parking space and onsite visitor spaces throughout. Ellen Drive also offer a generous communal garden and it is situated within close proximity of the local shops.

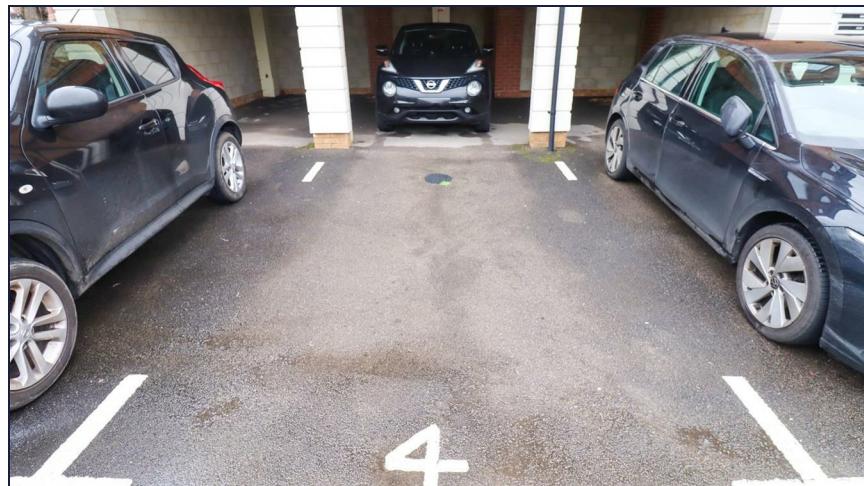
We are advised by the current owner that the lease is 96 years. The service charge and ground rent is £105 per month.

Ancells Farm has a local parade of shops with a Tesco express, various takeaways, public house and a vets. Fleet town centre with an array of shops, bars and restaurants is also close by as well as Fleet pond and Elvetham Heath nature reserve offering excellent walking, running and cycling routes.

Fleet town centre with an array of 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.











## Floor Plans

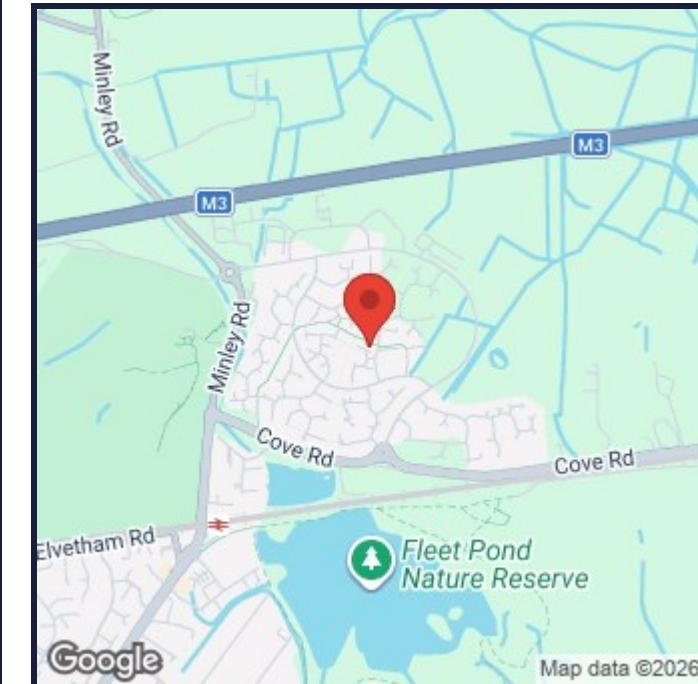
### GROUND FLOOR



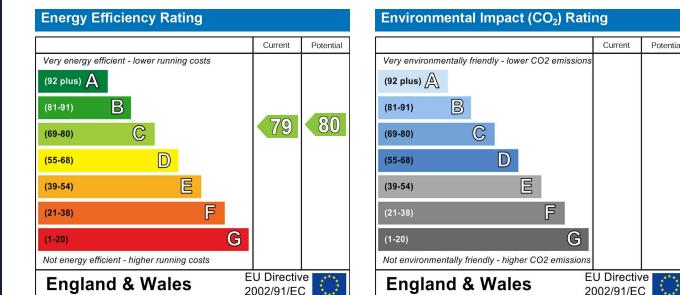
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



### Council Tax Band: C

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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### Selbon Property Services Ltd

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