



Town Centre Location



**Selbon**

Residential sales & lettings

Church Road, Fleet,  
Hampshire, GU51 4NB

Offers over £195,000 Leasehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)

- Fleet Town Centre
- Granite Kitchen with Built-in Appliances
- Westerly Facing Balcony
- Bedroom with Juliette Balcony
- Approx. 0.7 Miles Distant to Fleet Train Station
- Modern Open Plan First Floor Apartment
- Living/Dining Room
- Gated Underground Parking
- Gas Central Heating & Double Glazed Windows
- Ideal Investment or First Time Purchase

**\*\*NO ONWARD CHAIN\*\***

Selbon Estate Agents are delighted to offer to the market this modern one-bedroom first floor apartment, ideally located in the heart of Fleet town centre. The property presents an excellent opportunity for both first-time buyers and investors.

On entering the property you are welcomed into a communal hallway with lift and stairs to the upper floors.

Accommodation includes a spacious open-plan living area that seamlessly combines the kitchen, dining, and living room, creating a bright and inviting atmosphere perfect for entertaining or relaxing after a long day. A private balcony extends from the living space, offering a delightful spot to enjoy your morning coffee or unwind in the evening sun.

The fitted kitchen is designed with high gloss cupboard and drawer units with Granite work surfaces. Built-in appliances include, oven, hob, extractor hood, dishwasher, washing machine, fridge and freezer. A kitchen island separates the living space from the kitchen and is complimented by further Granite worktops.

The well-proportioned bedroom provides a comfortable retreat, with French doors to a Juliette balcony and built-in double wardrobe. The bathroom is fitted with a white suite comprising, bath with shower over, W.C. and hand wash basin.

The property benefits from gated underground parking, gas central heating and double glazed windows.

We are advised by the current owner that there are 118 years remaining on the lease. The current service charge is: £1766.00 per annum and the ground rent is £300 per annum.

The location is excellent being within the town centre with an array of shops, bars and restaurants. For commuters there is easy access to the M3 motorway, A30 and A3, with Fleet mainline station around 0.7 of a mile away.

For those that like the outdoors there is also easy access to walking, running and cycling routes including the Basingstoke Canal, Caesars Camp, Velmead Woods, Basingbourne Woods and Fleet Pond, to name a few.



Communal Hallway



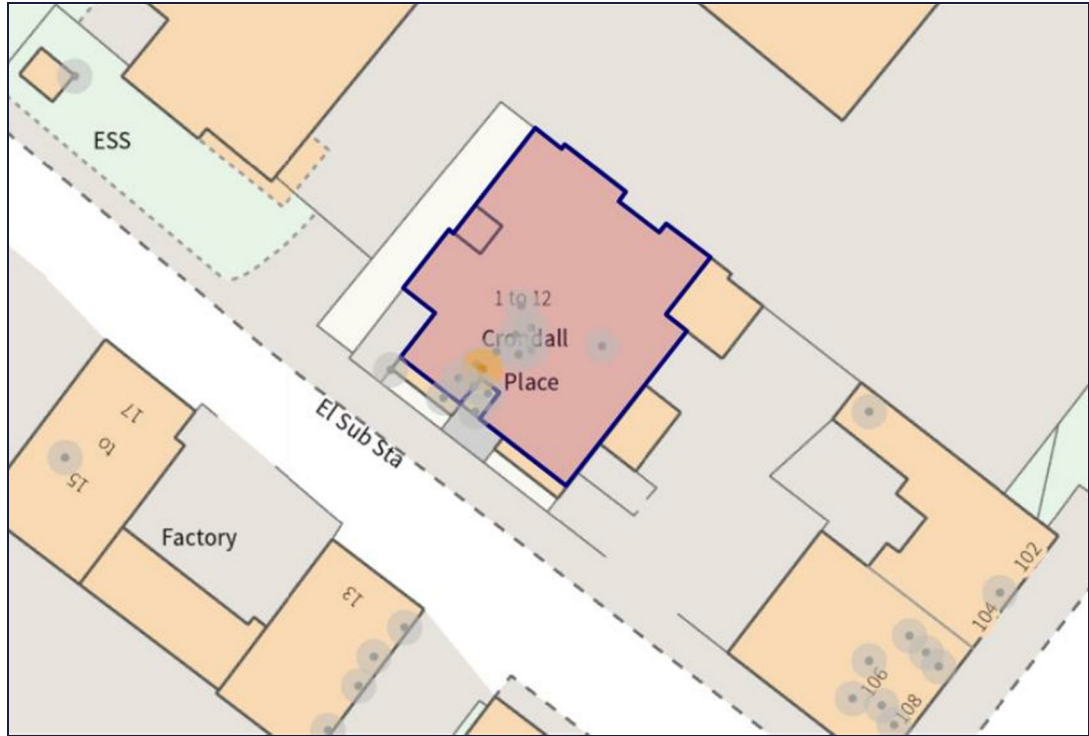


CALIFORNIA  
OUTATIME





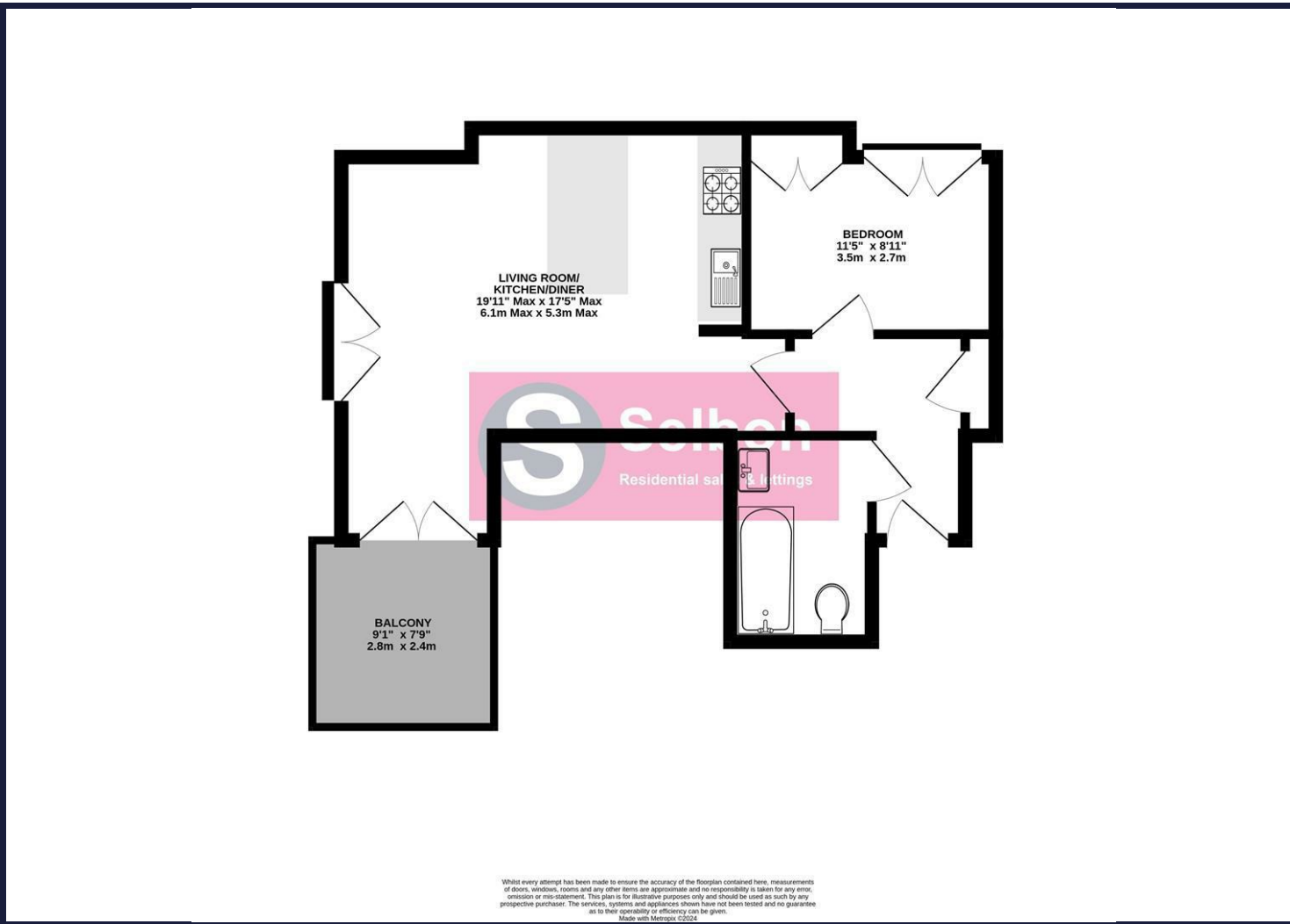




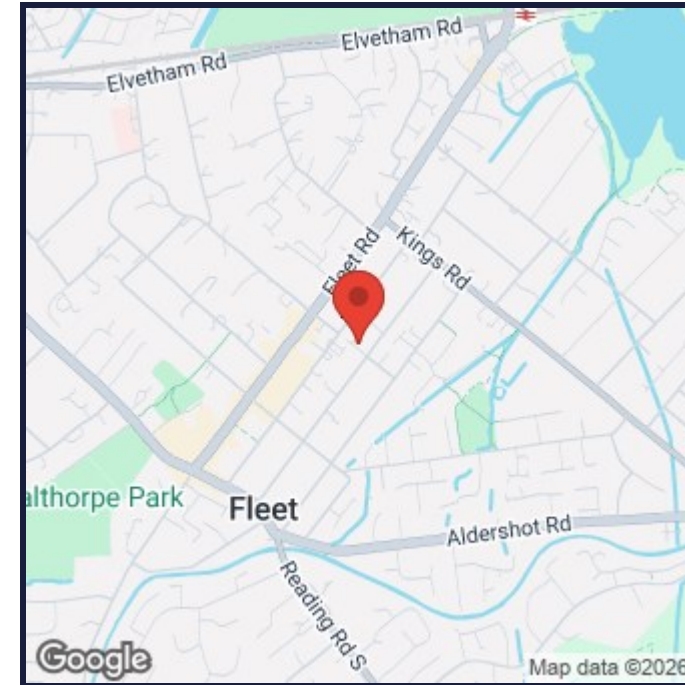
Town Centre Location

0.7 Miles to Fleet Train Station

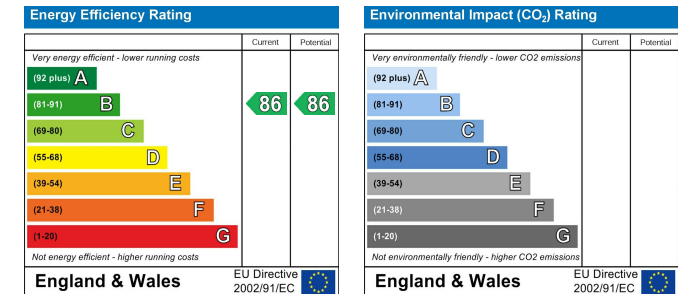
## Floor Plans



## 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: C**

## Selbon Property Services Ltd

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