



Selbon

Residential sales & lettings

Ellen Drive, Fleet,
Hampshire, GU51 2XH
Offers over £250,000 Leasehold



01252 979300
Selbonproperty.co.uk

- 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.

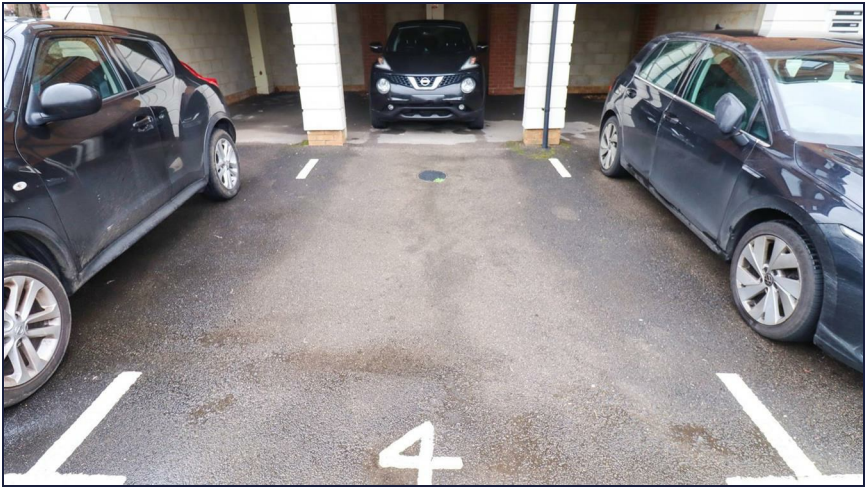
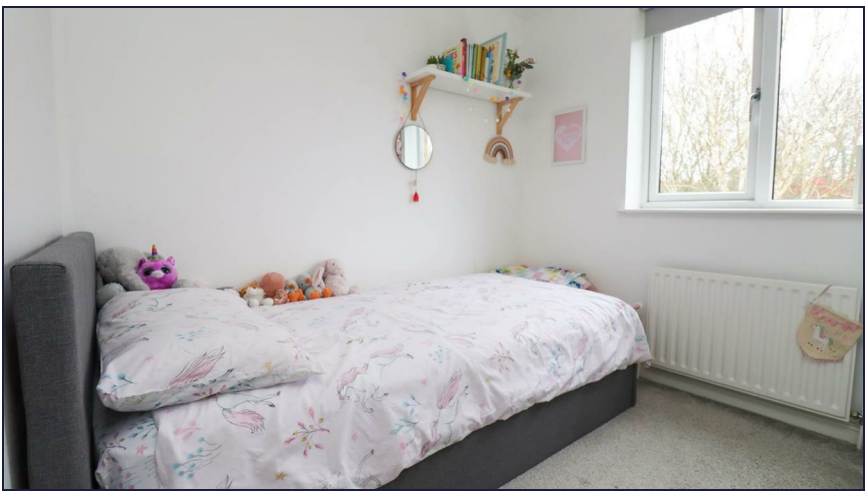
We are advised by the current owner that the lease is 96 years. The service charge is £105 per month.

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 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.



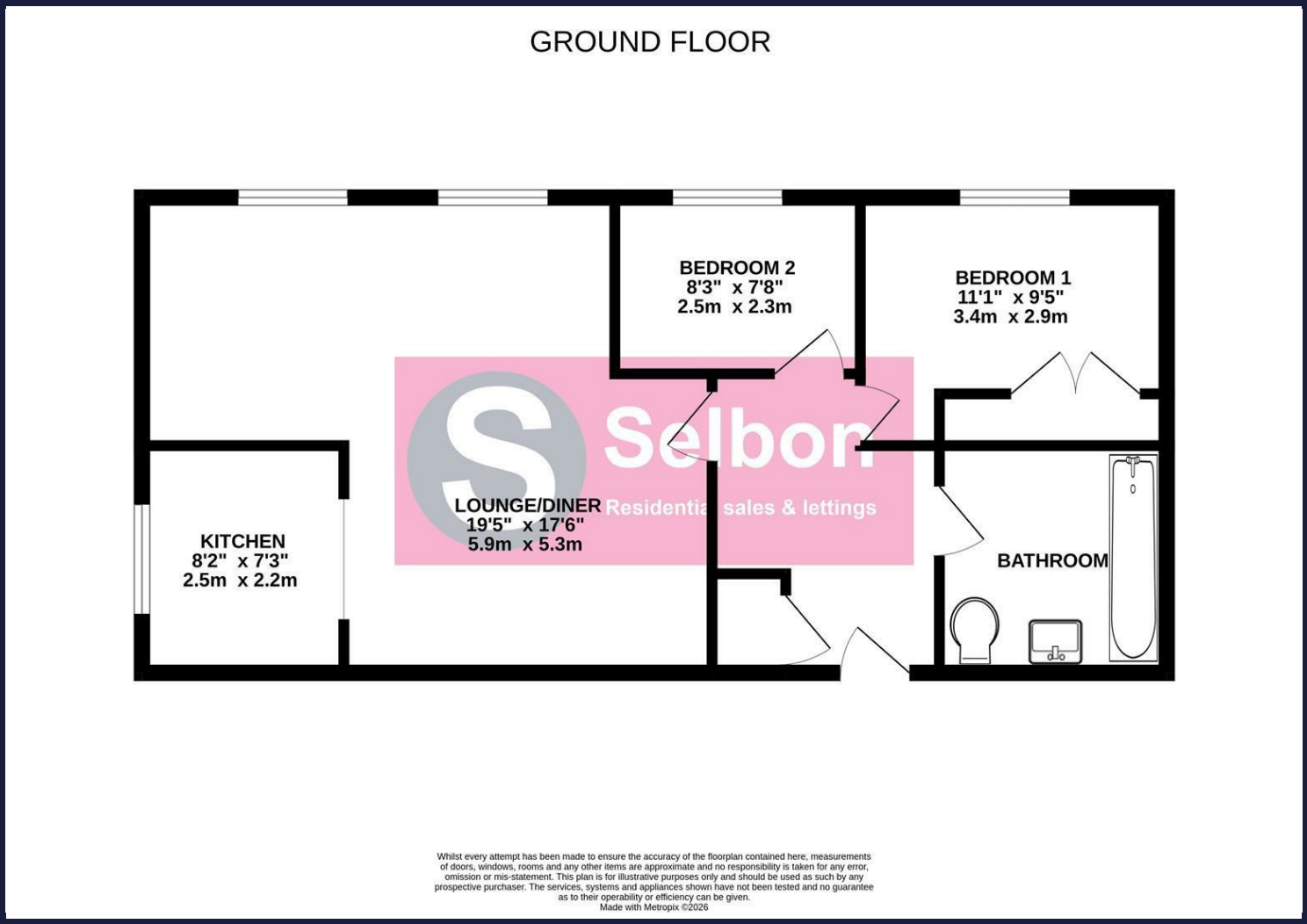








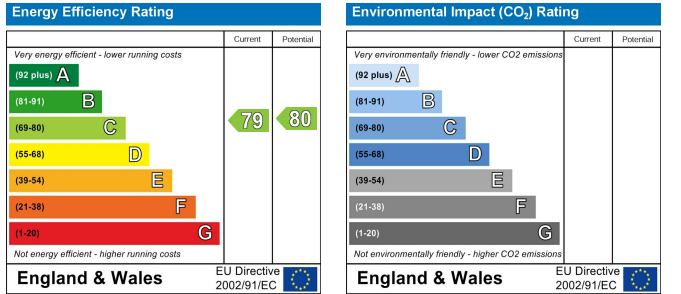
Floor Plans



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 Consumer Protection from Unfair Trading Regulations 2008 (CPR). 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: C