



**Selbon**

Residential sales & lettings

Newton Drive, Church Crookham,  
Hampshire, GU52 8BL

Guide price £250,000 Leasehold



**01252 979300**  
Selbonproperty.co.uk

Selbon Estate Agents are delighted to offer this modern first floor apartment to the market situated on the popular Crookham Park development in Church Crookham.

In our opinion the property is in excellent condition throughout and is finished to a high specification making it an ideal first time or investment purchase.

The property is accessed via a communal entrance with the post boxes and stairs leading to the first floor landing, there is a front door leading to the entrance hall.

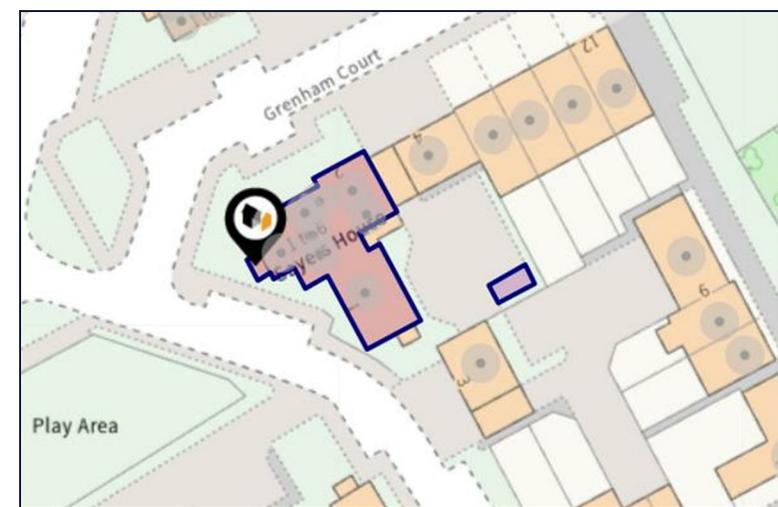
The entrance hall has access to a storage cupboard and door to the lounge/diner which in turn opens to a modern kitchen. French doors lead to a balcony. The modern kitchen comprises an inset one and a half bowl and drainer sink unit with mixer taps with a cupboard below, plus a further range of matching eye and base level cupboard and drawer units, roll edge work surfaces, fitted 4 ring stainless steel gas hob with a stainless steel cooker hood above and an electric oven, integrated dish washer, washing machine and fridge/freezer, concealed combination boiler for the hot water and central heating, inset spotlights, side aspect double glazed window.

There are two double bedrooms. Bedroom one benefits from an en-suite shower room. A further bathroom with three piece suite completes this stunning property.

Further benefits include a combination boiler serving the gas central heating and hot water, double glazed windows, an allocated parking space (to the rear of the property ) visitors parking, communal secure bike store and a bin store.

We are advised by the vendor that there is approximately 114 years remaining on the lease. The ground rent is approximately £250 per annum and the service charge is 103.69 per month (TBC)

The Crookham Park development benefits from an abundance of outside space including the SANGS land which leads to village of Ewshot. A community centre, Sainsburys local and Tweseldown Infant school are all in easy reach.





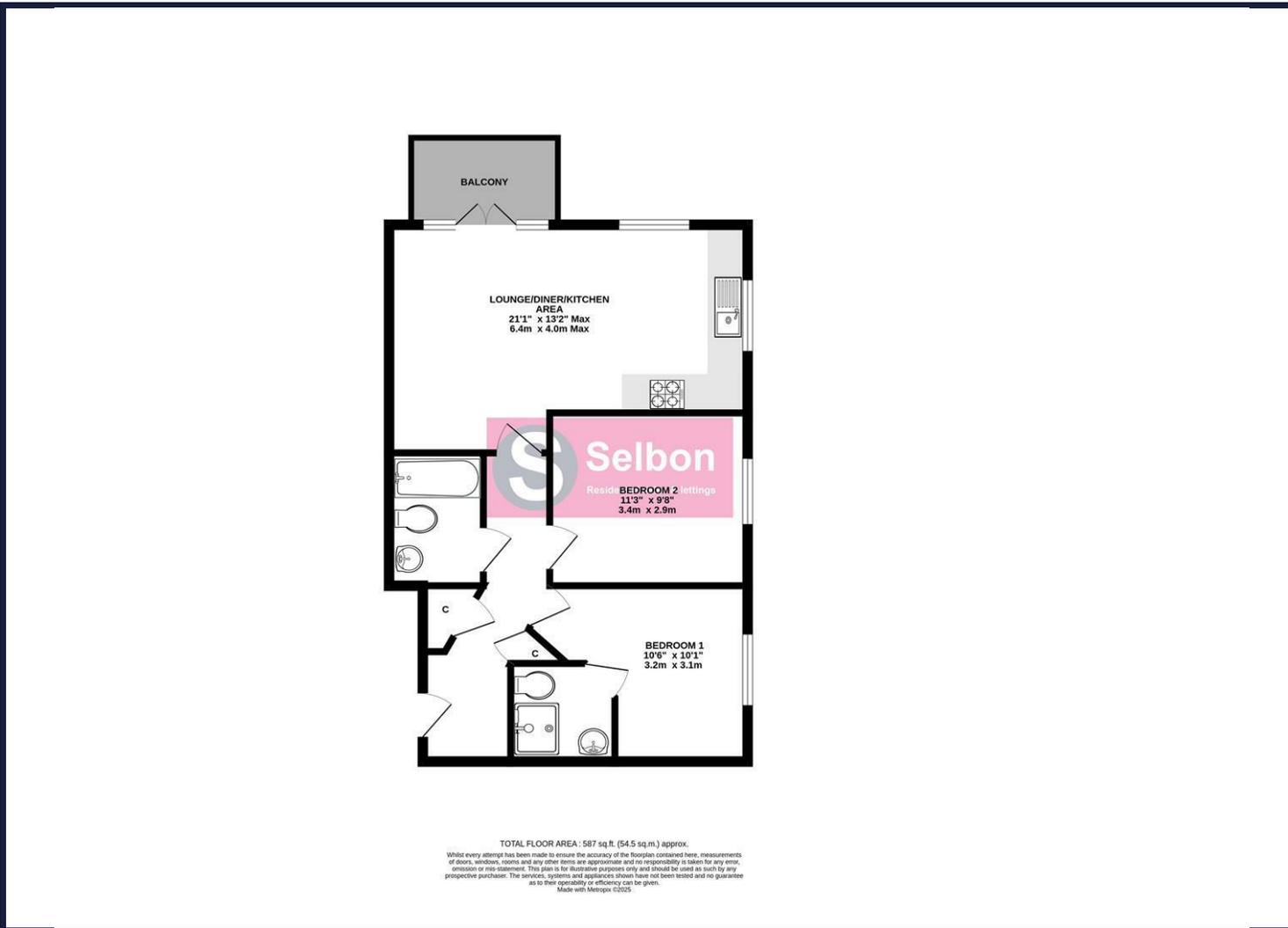




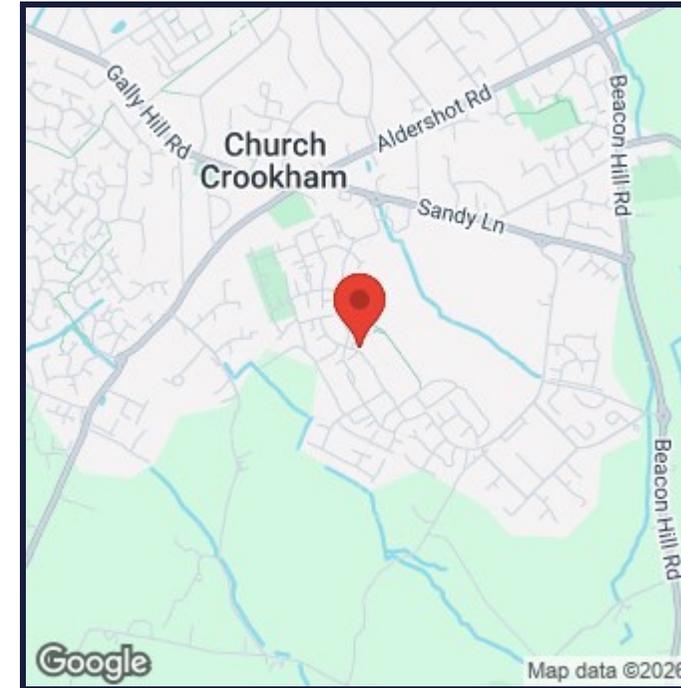




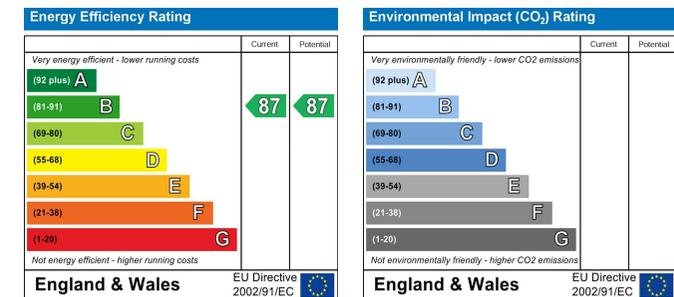
## Floor Plans



## 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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