



**Selbon**

Residential sales & lettings

Reading Road South, Church Crookham,  
Hampshire, GU52 6AQ

Guide price £265,000 Leasehold



**01252 979300**  
Selbonproperty.co.uk

- Three Bedrooms
- Updated Kitchen
- Garage & Parking Space
- 103 Year Lease Remaining
- Close to Local Amenities
- L-Shaped Living/Dining Room
- Bathroom with White Suite
- Private Garden Area
- Gas Central Heating & Double Glazed Windows
- No Onward Chain



Selbon Estate Agents are delighted to offer to the market this three bedroom maisonette, ideally located in this non-estate location in Church Crookham.

The property has been recently updated by the current owners and is offered for sale with no onward chain.

On entering the property you are welcomed into an L-shaped lounge/dining room. The kitchen has been updated and boasts eye and base level cupboard and drawer units under a roll top work surface. Inset sink, built-in oven, hob and extractor over. The current owner has also recently replaced the washing machine, tumble dryer and fridge. There is also a breakfast bar and dual aspect windows.

The remainder of the accommodation includes; three bedrooms and a bathroom with white suite.

Outside the property benefits from a small garden area, parking space and a garage in a block.

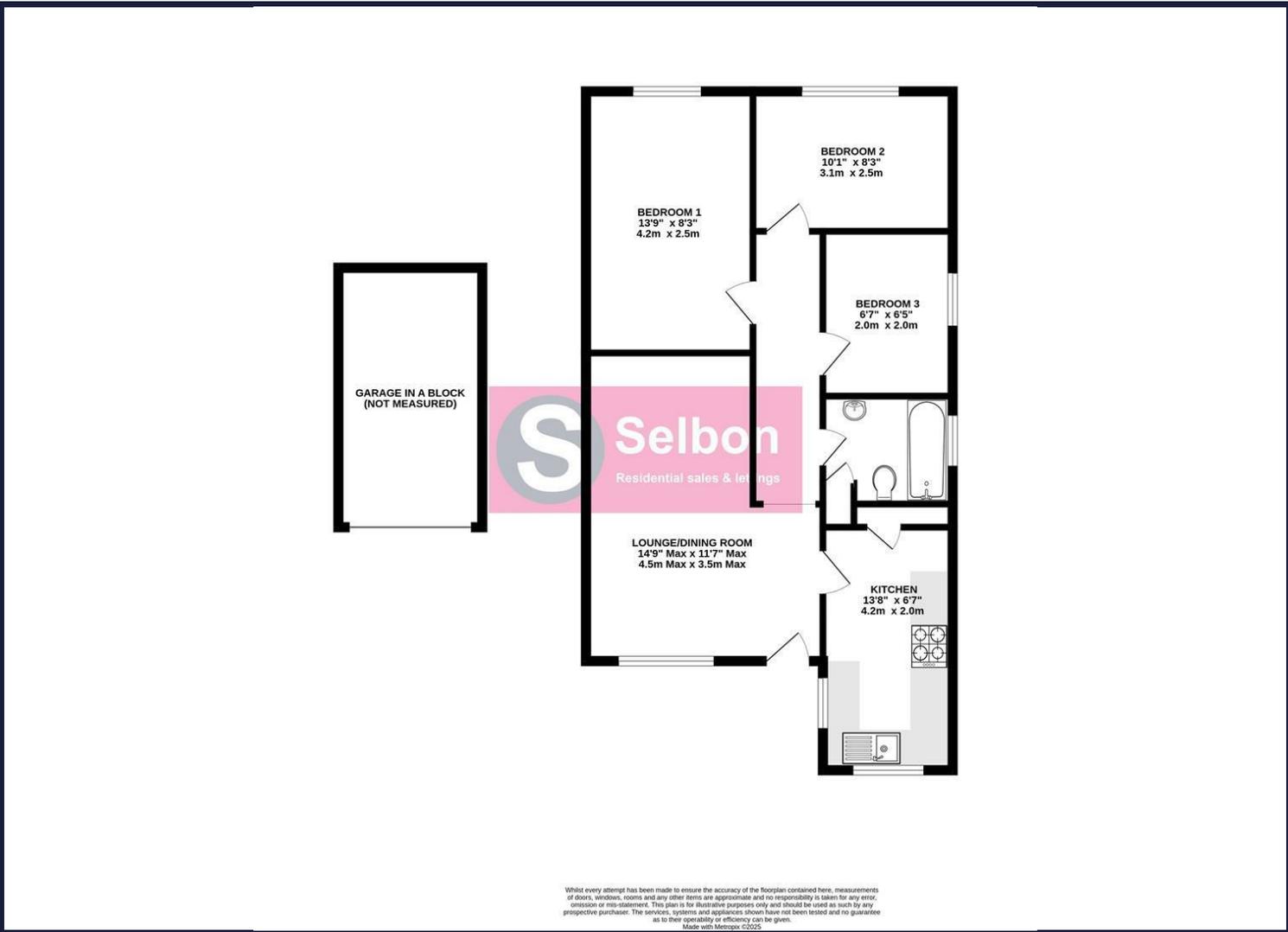
Further benefits include; gas central heating with a new combi condensing boiler replaced last year, double glazed windows, newly laid carpets and updated internal decoration.

The current lease has 103 remaining. There are no monthly service charges and we are advised by the current owner that the ground rent is approximately £40 per annum. For any expenditure required to the building, the cost is split between the four owners of the building. (two commercial units and the two maisonettes).

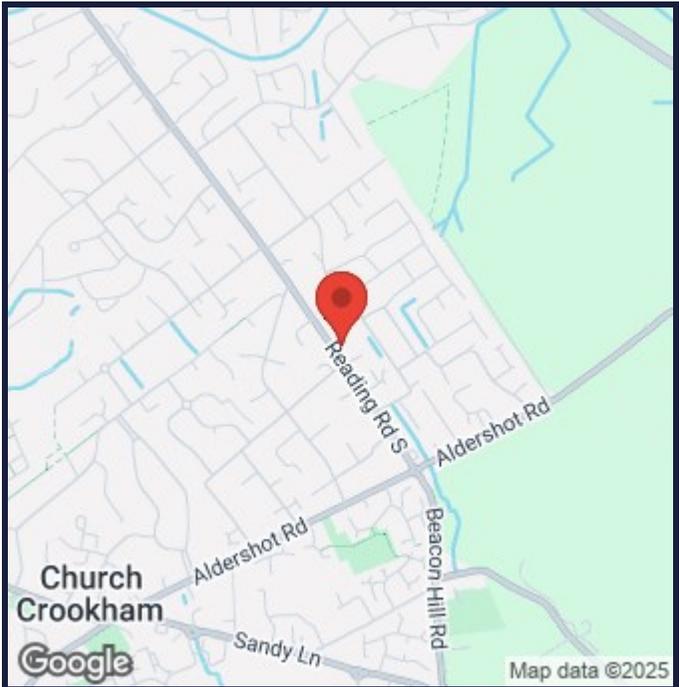
For those seeking the outdoor life, Velmead Woods, Tweseldown, Fleet pond and the Basingstoke canal are all close by, offering a wealth of beautiful walking, running and cycling routes. Fleet town centre with an array of shops, bars and restaurants and the mainline railway station are a short drive away and there are excellent road links including the M3 & A3 giving access to many local towns and villages.



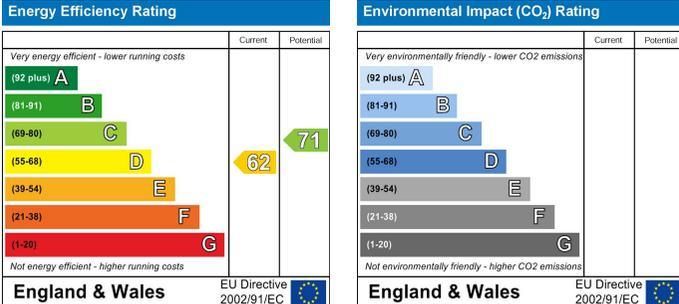
Floor Plans



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

Council Tax Band: C

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