



Selbon

Residential sales & lettings

Swan Way, Church Crookham, Fleet,
, GU51 5TT

Offers over £150,000 Leasehold - Share of Freehold



01252 979300
Selbonproperty.co.uk

- Netherhouse Moor Development
- Open Plan Living Accommodation
- Allocated Parking Space
- Communal Grounds
- Ideal First Time or Investment Purchase
- One Bedroom Apartment
- Re-Fitted Bathroom
- Ample Visitor Parking
- Approx. 960 Years Lease Remaining
- No Chain

Selbon Estate Agents are delighted to offer to the market this one bedroom first floor apartment built by Messrs Charles Church, situated on the popular Netherhouse Moor development in Fleet.

The property has been updated internally with a re-fitted kitchen and bathroom. Further benefits include a long lease, with 960 years remaining and is an ideal first time purchase or buy to let property.

On entering the property from the communal front door (which is shared with just one other property) there are stairs leading to the first floor. The open plan living space comprises; kitchen/living room. The re-fitted kitchen is fitted with eye and base level cupboard and drawer units under a roll-top work surface. Inset sink with mixer tap. Built-in oven and hob with extractor over, space and plumbing for washing machine and space for fridge.

Opening from the kitchen is the living space with double glazed window, built-in cupboard and wall mounted heater.

Door leading to the bedroom with double glazed window, wall mounted heater and built-in cupboard. The bathroom is accessed from the bedroom and comprises; panel enclosed bath with mixer tap and shower over, low level W.C. and pedestal hand wash basin.

Externally there are communal grounds, and ample parking available.

We are advised that there are 960 years remaining on the lease. The current service charge is approximately: £52.79 per month and the property owns a share of the freehold with a peppercorn ground rent.

There are a wealth of walking, running and cycling routes including the Basingstoke canal and a thriving community centre. Fleet town centre is in close proximity with its shopping and leisure facilities, infant, junior and senior schools and health care services. Fleet mainline railway station offers services to London Waterloo, whilst junction 4a of the M3 motorway is a short drive away.



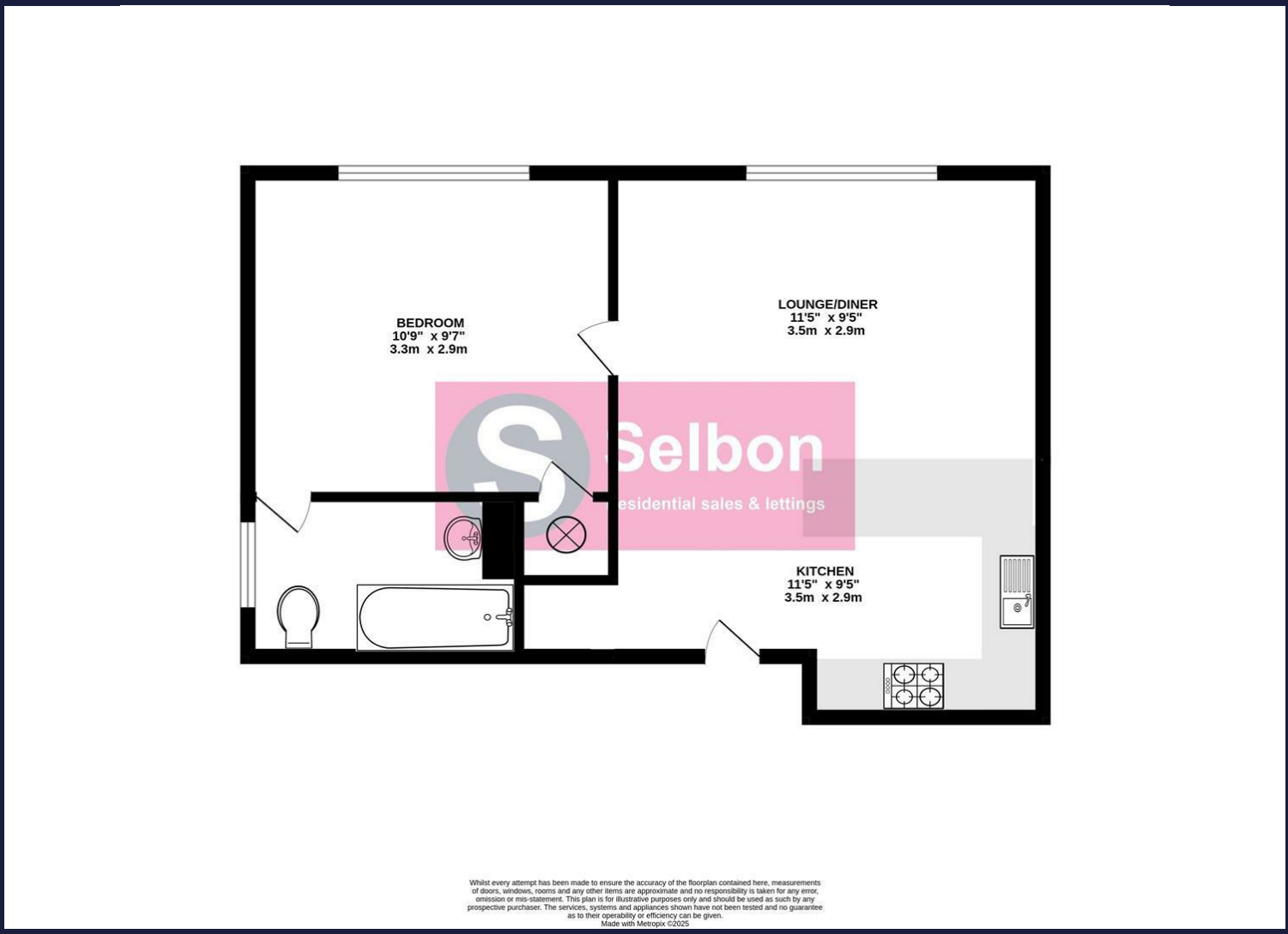








Floor Plans



Viewing

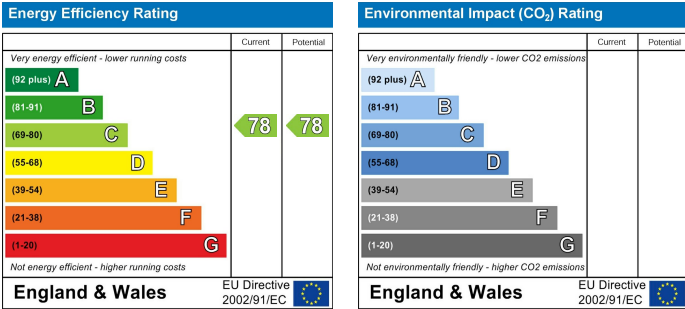
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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.

Area Map



Energy Performance Graph



Council Tax Band: B

Selbon Property Services Ltd
Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW
Company Registration Number: 12108205 VAT Number: 370 7956 65
Tel: 01252 979300 Email: sales@selbonproperty.co.uk