



Selbon
Residential sales & lettings

Minley Road, Fleet,
Hampshire, GU51 2AD



01252 979300
Selbonproperty.co.uk

- One Bedroom Maisonette
- Open Plan Living Space
- Fitted Kitchen
- Gas Central Heating
- Ideal First Time Purchase or Investment
- Private Entrance
- Ground Floor
- Close to Fleet Train Station & Town Centre
- Approx. 119 Year Lease Remaining
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market this well-presented one bedroom ground floor maisonette, which is situated within close proximity of Fleet town and mainline station. Benefits to this property include a generous 20ft. open plan living/dining/kitchen area, its own private entrance, no onward chain and this property would make an ideal first time or investment purchase.

Accommodation comprises; light and airy living/dining/kitchen area. The kitchen has been finished to a high standard and offers range of eye and base level cupboard and drawer units under a roll top work surface, integrated appliances including: oven, hob with extractor over, dishwasher, washing machine, fridge and freezer.

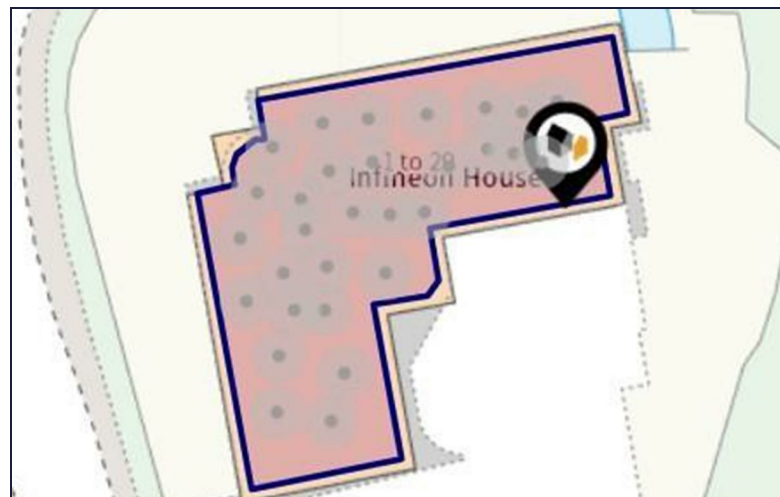
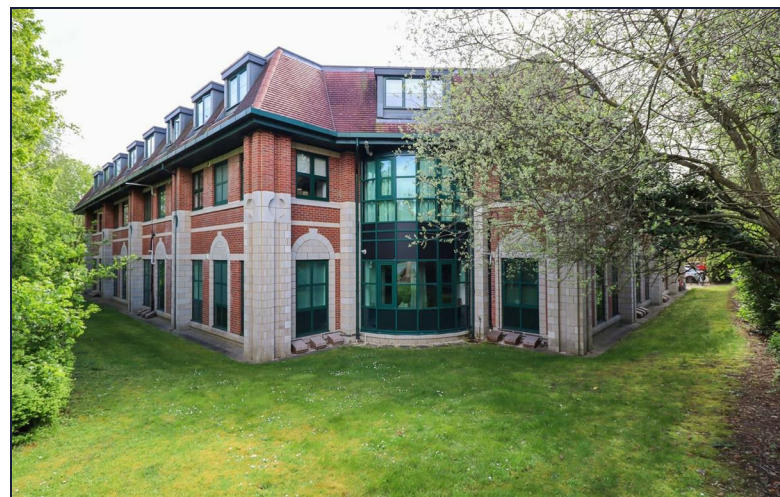
The bedroom has ample space for storage. Next to the bedroom the bathroom can be found which offers a sink, toilet and bath with shower overhead. The accommodation is finished with a generous storage cupboard which has been converted into a utility area offering space for a washing machine, tumble dryer as well as plenty of storage.

Outside the property offers its own entrance from the car park. The property offers one allocated parking space and onsite visitor spaces throughout. Infineon House offers a generous communal garden and it is situated within close proximity of the local shops.

Further benefits include gas radiator heating and double-glazed windows.

We are advised by the current owner that the lease is 125 years from 2021 with 119 years remaining. The service charge is £756.12 P/A and ground rent is £185.00 P/A.

Situated on Minley Road the home is a 0.5-mile walk of Fleet Mainline Station and 0.9 miles from the Town Centre which offers an array of shops, bars and restaurants and the M3 can be accessed via junction 4a. For those who enjoy the outside life there is easy access to many nature reserves within Fleet including Fleet Pond, Elvetham Heath and Edenbrook country park.





Floor Plans

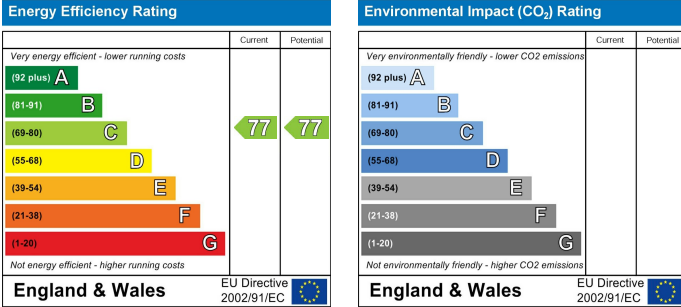


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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: B

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