



Selbon

Residential sales & lettings

Pegasus Court, Fleet,
, GU51 4SX

Guide price £250,000 Leasehold



01252 979300

Selbonproperty.co.uk

- Ground Floor Retirement Apartment
- 16ft. Living/Dining Room
- Living Room With Door to Patio Area
- Visitor Parking
- Communal Gardens
- Two Bedrooms
- Kitchen/Breakfast Room
- Three Piece Bathroom Suite
- Communal Lounge Area
- Close to Fleet Town Centre

Selbon Estate Agents are delighted to offer to the market this well-presented two bedroom ground floor retirement property situated in a cul-de-sac location within the heart of Fleet town centre.

Located just off the high street the property this over 55's property is a fantastic opportunity for those thinking of downsizing.

On entering the property you are welcomed into a reception hallway with storage cupboard and airing cupboard. The 16ft. living/dining room has dual aspect windows and a door to a small patio area.

The fitted kitchen/breakfast room comprises; eye and base level cupboard and drawer units with a roll top work surface. Inset sink with mixer tap, built-in appliances include; hob with extractor over and oven. Space for further appliances.

There are two bedrooms, (bedroom one with built-in wardrobes) and a bathroom. The bathroom includes; low level W.C, pedestal hand wash basin, and bath with shower attachment.

The mature communal gardens are mainly laid to lawn with an array of planting and evergreen borders.

All residents have the use of the residents lounge, communal laundry, communal parking, delightful conservatory as well as guest suite. There is use of a 24/7 Apollo careline and an on-site development manager (working hours only).

We are advised that there are approximately 114 years left on the lease. The Ground Rent is £394.75 per annum and Service Charge is currently £4737.04 per annum.

Fleet town centre is a short distance away with its extensive shopping & leisure facilities, bars, restaurants and coffee shops. For the commuter the property is 0.7 mile distance from Fleet train station with trains to London Waterloo in under 40 minutes. There is an abundance of outdoor space including: Fleet Pond, Caesar's Camp, Velmead Woods to name a few.

Local doctors surgery can be found on Brankensomewood Road and Church Road. A variety of dentists are also within easy reach.









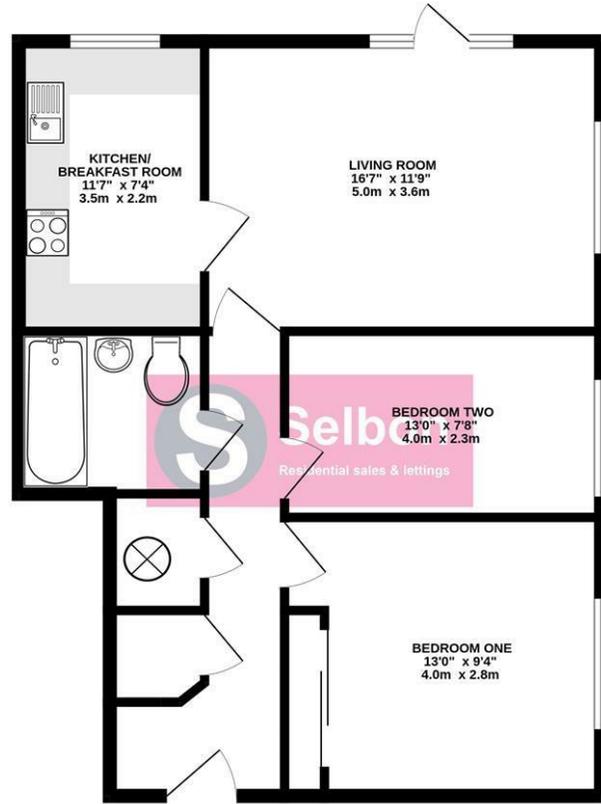






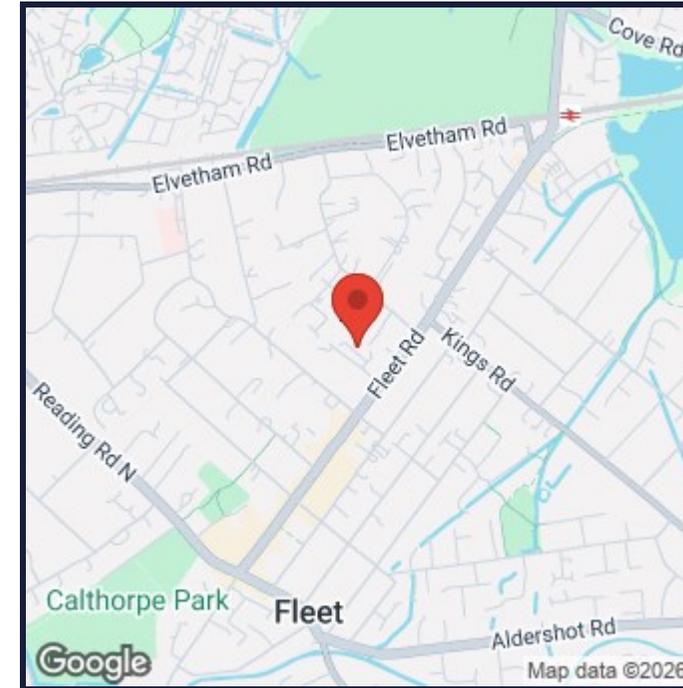
SOUTH
LODGE

Floor Plans

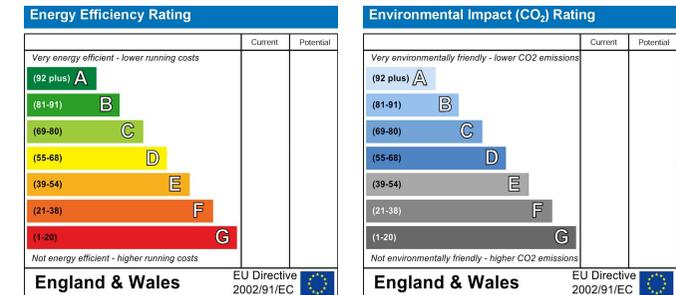


TOTAL FLOOR AREA: 717 sq.ft. (66.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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

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Council Tax Band: D

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