



Selbon

Residential sales & lettings

Ancells Road, Fleet,
Hampshire, GU51 2QA
Guide price £290,000 Leasehold



01252 979300
Selbonproperty.co.uk

- Spacious and Flexible Accommodation
- Close Proximity of Fleet Train Station
- Open Plan Accommodation
- Ample Storage
- High Ceilings
- Two Allocated Parking Spaces
- Close Proximity of Fleet Town
- Two Bathrooms
- 114 Year Lease
- Sought After Location Near Amenities

Selbon Estate Agents are delighted to offer to the market this two-bedroom spacious top floor apartment which is situated within the sought-after area of Ancells Farm within Fleet. Benefits to this property include two bathrooms, two allocated parking spaces, open plan living accommodation and this property would make an ideal first time buy or investment purchase.

Accommodation comprises of a vast entrance hall which sets the scene for exploring this property. The light and airy 21ft open plan lounge/diner/kitchen area offers spacious accommodation with ample storage. The well-presented kitchen offers worktops, plenty of storage, a range of integrated appliances and space for additional appliances. Both bedrooms sit at the rear of the property and offer built in wardrobe space. The main bedroom benefits from an en-suite shower room. The accommodation is finished additional storage space and the main bathroom offers a sink, toilet, bath and separate shower.

Outside the property offers communal gardens, two allocated parking space and ample visitors spots.

Additional Information which has been provided by the owners -

Lease - 114 years left on the lease.

Ground Rent - £344.71p P/A

Service Charge - £2,000 Approx P/A

Added benefits to this property also including electric heating and double glazing.

Ancells Farm has a local parade of shops with a Tesco express, various takeaways, public house and a vets.

Fleet town centre with an array of shops, bars and restaurants is also close by as well as Fleet Pond and Elvetham Heath nature reserve offering excellent walking, running and cycling routes.

Fleet town centre with an array shops, bars & restaurants and mainline station are within walking distance or a short drive and there is easy access to the M3, A3 and A30, offering excellent road links.





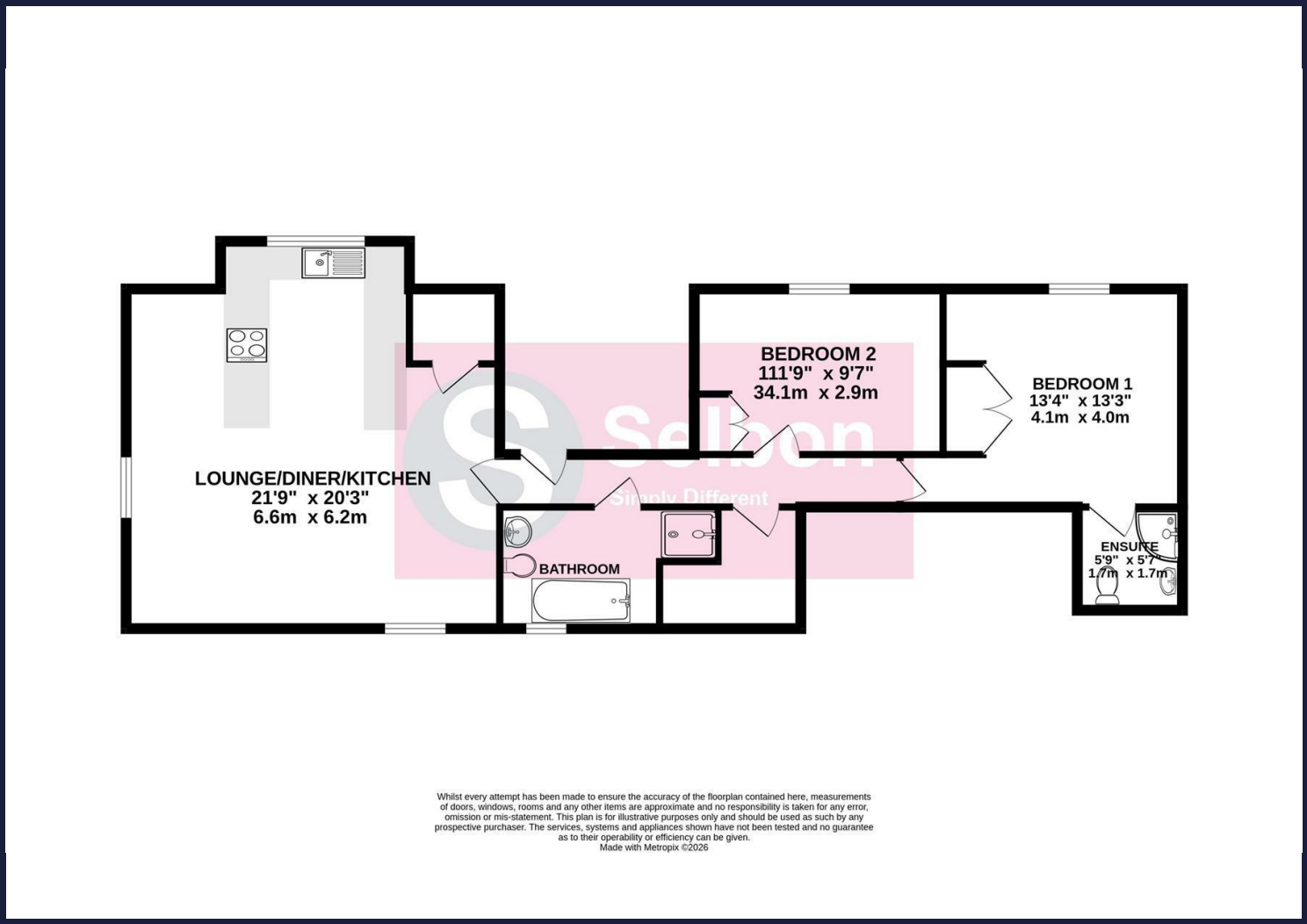




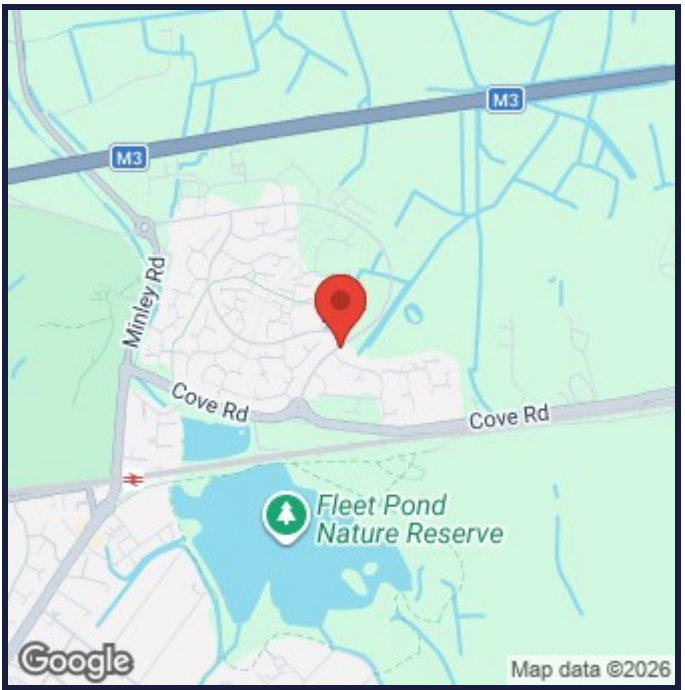




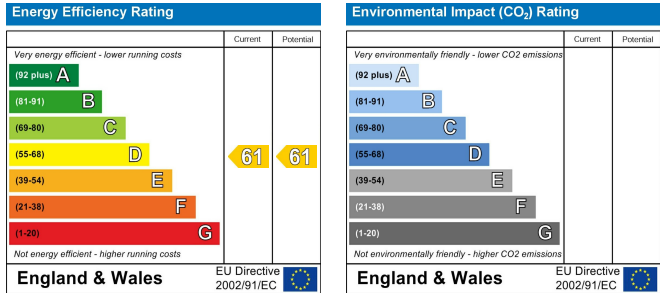
Floor Plans



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

We give notice that these particulars are produced in good faith and in accordance with the Digital Markets, Competition and Consumers Act 2024 (DMCC Act). 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.

Council Tax Band: D