



Selbon

Residential sales & lettings

Annettes Croft, Church Crookham, Fleet,
Hampshire, GU52 0XN
£220,000 Leasehold

 2  1  1  C

01252 979300
Selbonproperty.co.uk

- First Floor Maisonette
- 8ft Fitted Kitchen
- 4 Piece Bathroom
- Timber Double Glazed Windows
- 91 Year Lease (£1224.05 Service Charge)
- 15ft Lounge/Dining Room
- 2 Bedrooms
- Electric Heating
- Allocated Parking Space
- No Onward Chain

Selbon Estate Agents are delighted to offer this modern first floor maisonette to the market, situated on the ever popular Zebon Copse development, in Church Cookham.

The property is an ideal first time, investment purchase with Zebon Copse, being popular for landlords and tenants alike or perfect for those looking to downsize and have a lock up and go home.

The property was granted a 125 year lease on 1st October 1991 with approx. 91 years remaining, there is a peppercorn ground rent and the current service charges are £102.04 per month (£1224.5 PA).

The current vendors have owned the property since 2000, with the property rented consistently during this period, the kitchen was replaced in 2012 and remains in good condition and the vendors replaced a couple of electric storage heaters.

The covered entrance has a front door to the entrance hall, there are stairs leading to a small landing with a door leading to the landing, which in turn has a double storage cupboard, airing cupboard and doors to all rooms apart from the kitchen.

The 15ft dual aspect lounge/dining room has room for table and chairs, the 8ft kitchen has ample work surfaces, storage cupboards and some integrated appliances.

There are two good size bedrooms and a bathroom with a white suite with both a bath and shower.

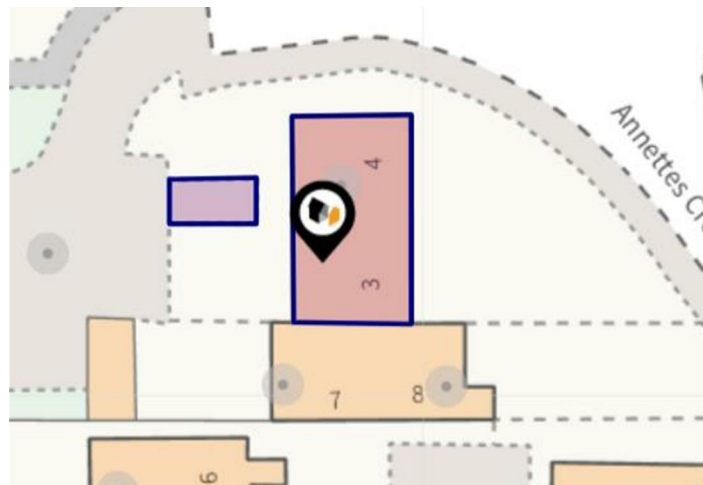
Further benefits include electric heaters, loft space and an allocated parking space, directly outside the front of the property, as well as visitor spaces.

Zebon Copse has its own convenience store, a wealth of walking, running and cycling routes including the Basingstoke canal and a community centre. Fleet Town Centre is in close proximity with its shopping and leisure facilities, infant, junior and senior schools and health care services.

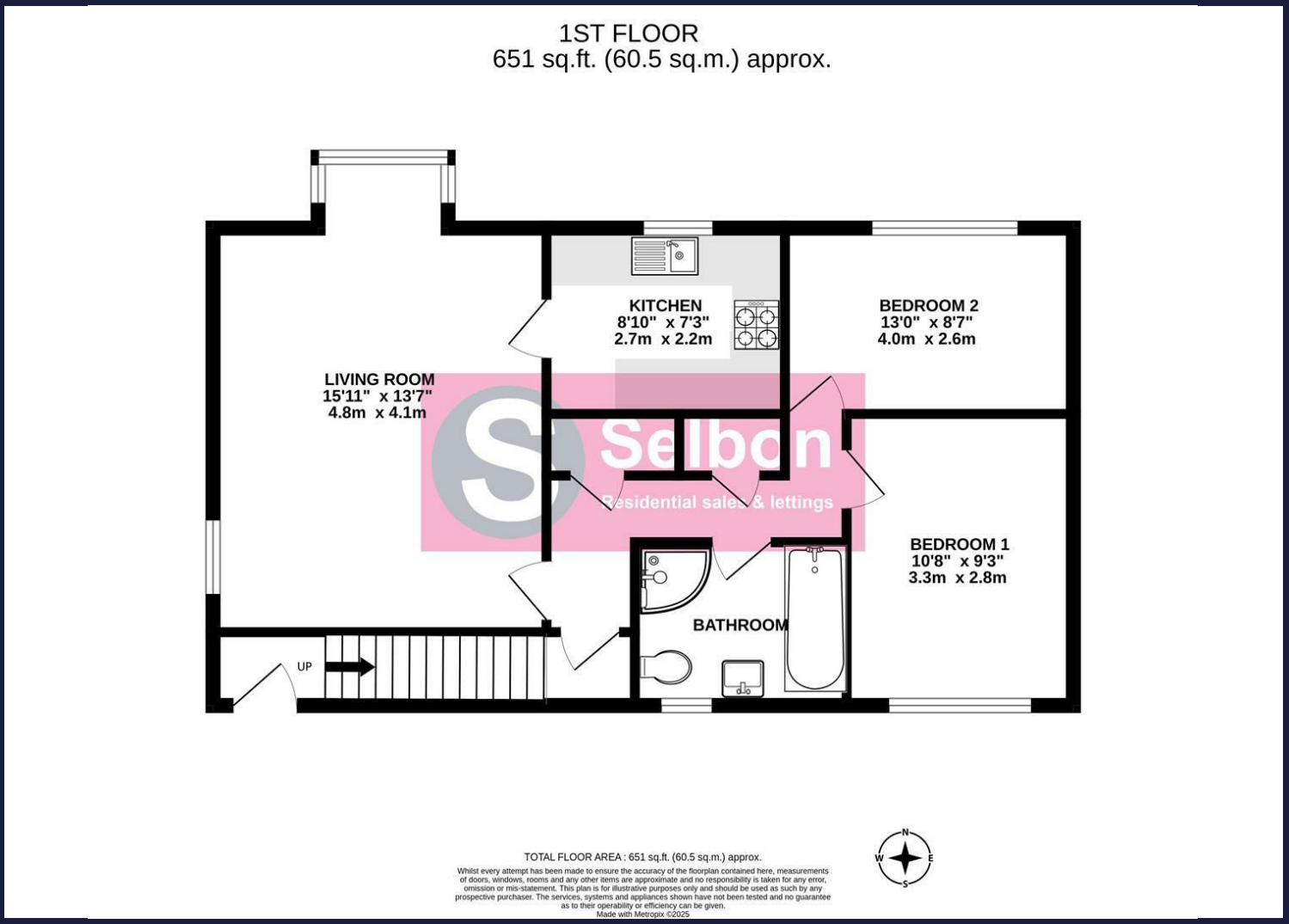
Fleet mainline railway station, offers services to London Waterloo, whilst junction 4a of the M3 motorway is a short drive away along with the historic villages of Hartley Wintney and Odiham.

Offered with no onward chain.





Floor Plans



Viewing

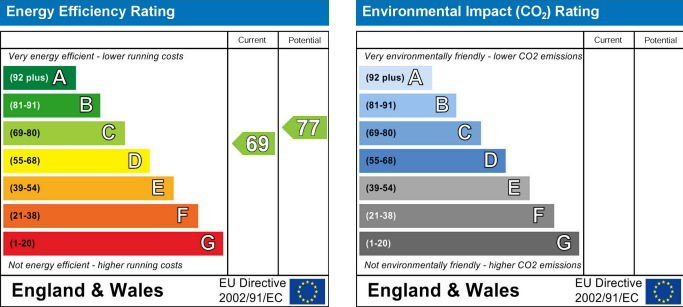
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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: C