



Selbon

Residential sales & lettings

Saddleback Way, Fleet,
Hampshire, GU51 2US

Offers over £250,000 Leasehold



01252 979300

Selbonproperty.co.uk

- First Floor Maisonette
- Living/Dining Room
- Three Piece Bathroom
- Extended Lease (152 Years Remaining)
- Ideal First Time or Investment Purchase
- Two Bedrooms
- Modern Kitchen
- Allocated Parking & Visitor Parking
- Close to Fleet Station & M3 Motorway
- No Onward Chain

Selbon Estate Agents are delighted to offer this modern first floor maisonette to the market, conveniently located on the ever popular Ancells Farm development.

The property is an ideal first time or investment purchase and would suit professionals who work in London as the mainline railway station, which gives access to Waterloo, is within close proximity as well as excellent road links including the M3 & A3.

We are advised that a lease extension has been granted for 189 years from 24/06/1988 with 152 years remaining. We are advised that the current annual service charges are £960. (£80 per month) with a peppercorn ground rent. We await formal confirmation of the above.

The property is accessed via a covered entrance area leading to an entrance hall with stairs up to the first floor landing where you will find access to the loft space, an airing cupboard, storage cupboard and doors to the lounge/dining room, bedrooms and bathroom.

The 15ft lounge/dining room has space for both a seating area as well as table and chairs and gives access to a modern kitchen. The kitchen is fitted with eye and base level cupboard & drawer units with built-in oven, hob, extractor over and dishwasher.

The 11ft main bedroom has built-in wardrobes and the 9ft second bedroom also boasts a double built-in wardrobe. The bathroom is fitted with a panel enclosed bath with shower over, hand wash basin and W.C.

The property further benefits from gas central heating, wooden double glazed windows, an allocated parking space, visitor spaces and communal grounds.

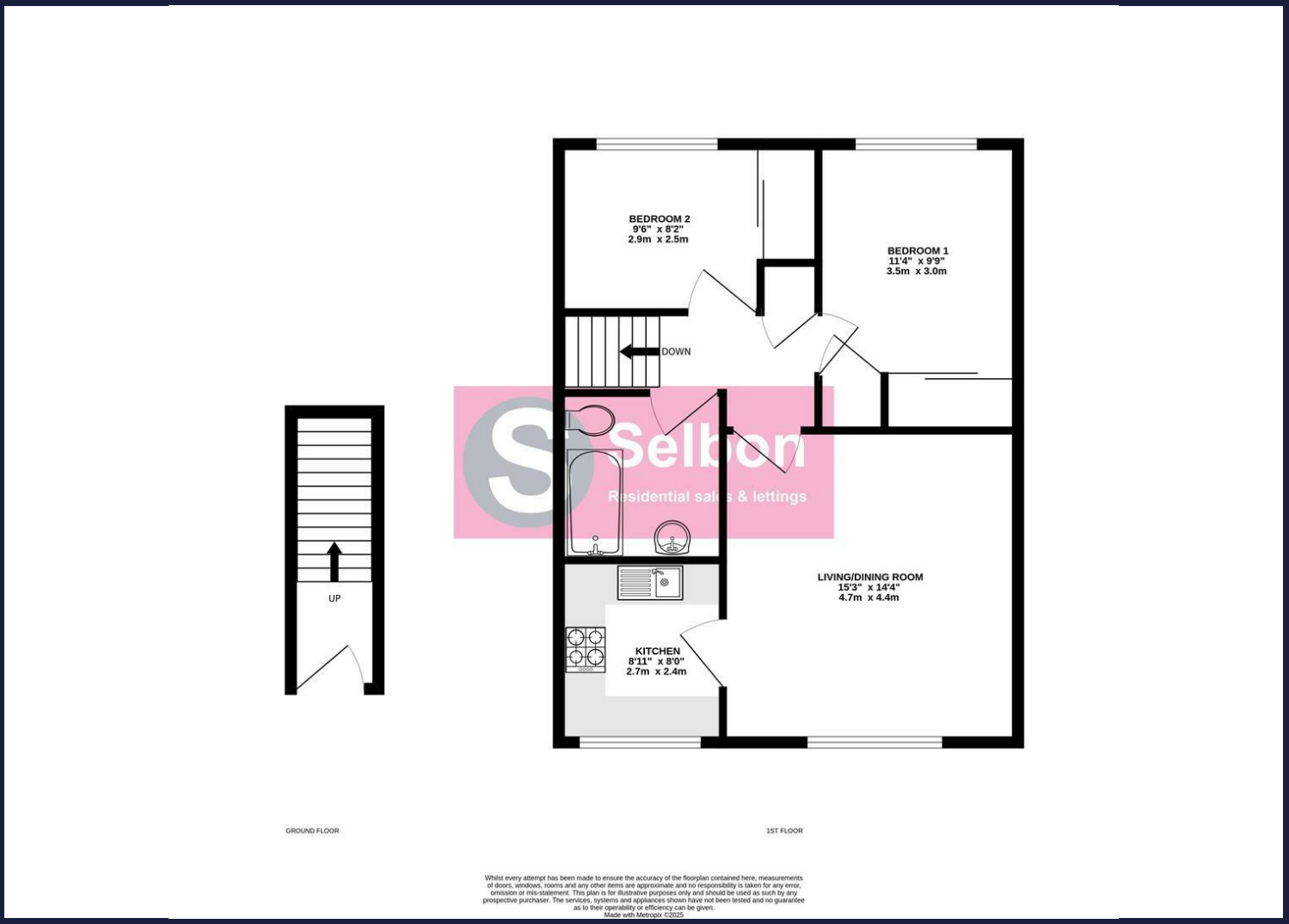
Ancells Farm has a local parade of shops with a Tesco express and fish and chip shop, there is a pub and bus stops and is within walking distance of Fleet main line station. Fleet town centre with an array of shops, bars and restaurants is within walking distance as well as Fleet pond and Elvetham Heath nature reserve offering excellent walking, running and cycling routes.

The property is offered to the market with no onward chain.





Floor Plans

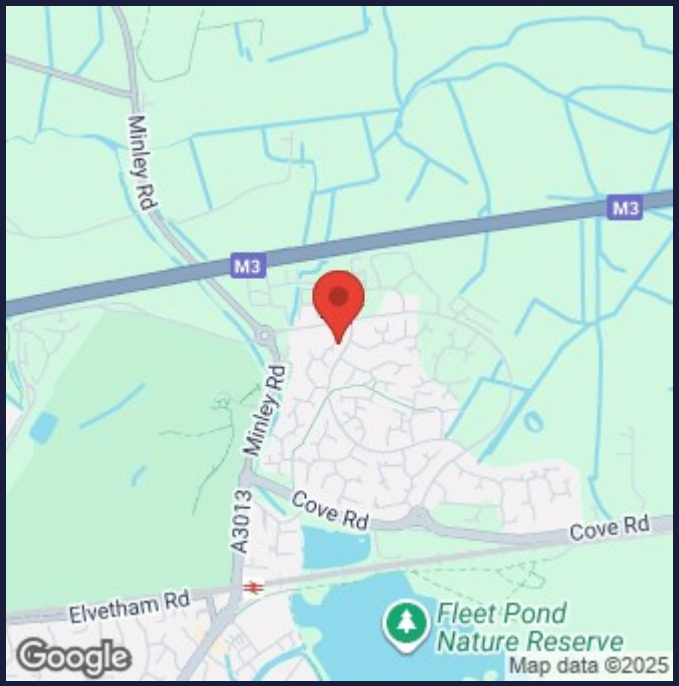


Viewing

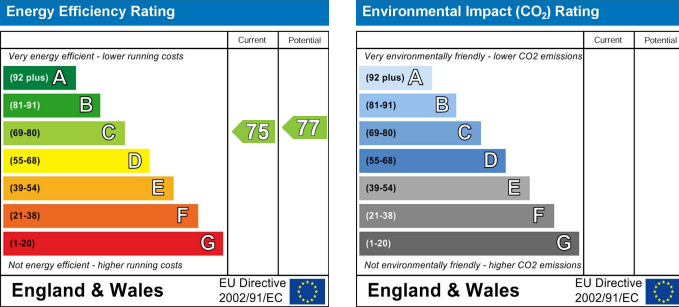
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Area Map



Energy Performance Graph



Council Tax Band: C