



Selbon

Residential sales & lettings

Deadbrook Lane, Aldershot,
Hampshire, GU12 4TY
£240,000 Leasehold

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01252 979300
Selbonproperty.co.uk

- Two Bedroom First Floor Apartment
- Open Plan Living/Dining Room With Bay Window
- Kitchen With Fitted Appliances
- Lift Access To Each Floor
- Long Lease With Approximately 118 Year Remaining
- Hallway way with Ample Storage Cupboards
- Balcony With Outside Lighting
- Secure Video/Fob Entry System
- Allocated Parking And A Generous Amount Of Visitor Spaces
- Close To Local Amenties, Schools And Basingstoke Canal

Selbon Estate Agents are delighted to welcome to the market this two bedroom first floor apartment, situated on the popular Orchard Fields development in North Town, Aldershot.

On arrival, the building is secured by a video call/fob entry system for privacy and security for residents .In the communal hallway there is stairs and lift access available to each floor. Stepping inside the home, the hallway offers ample storage cupboards, and gives access to two spacious bedrooms, with the principal bedroom benefitting from a fitted wardrobe. The generous living/dining room benefits from a balcony with outside light, making for an ideal spot for al fresco dining. The kitchen features a range of base level and wall mounted storage cupboards and fitted appliances, including a dishwasher, fridge freezer, washing machine, oven and a four burner gas hob with wall mounted extractor fan. The white tiled bathroom suite benefits from a low level wash basin, heated towel rail, WC and a panelled bathtub with a glass screen and wall mounted shower.

Other notable features include: Gas central heating, UPVC double glazed windows and doors and a long lease with approximately 118 years remaining.

To the rear of the building there is a residents car park with a generous amount of visitor parking spaces and an allocated parking space to the property.

There is a range of local amenities nearby including a cooperative store, post office, butchers, with there also being an A331 junction nearby.

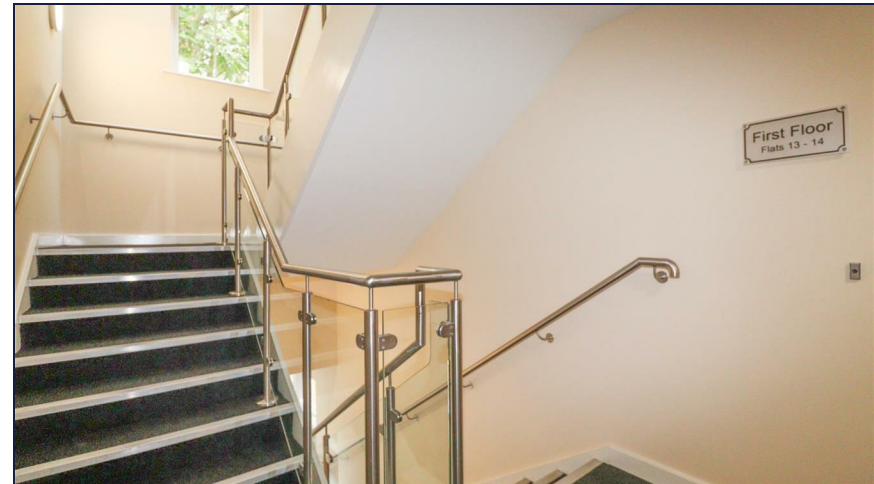
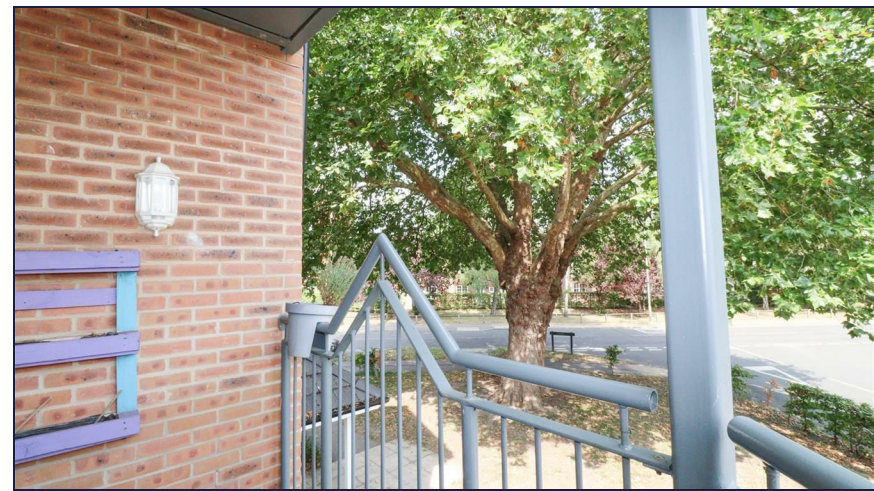
We are advised that the current service charge is currently: £166.77 pcm.

The current school catchment areas include: Alderwood School.

In accordance with the 1979 Estate Agency Act we write to advise that the client is an associate of an employee of Selbon Estate Agents.

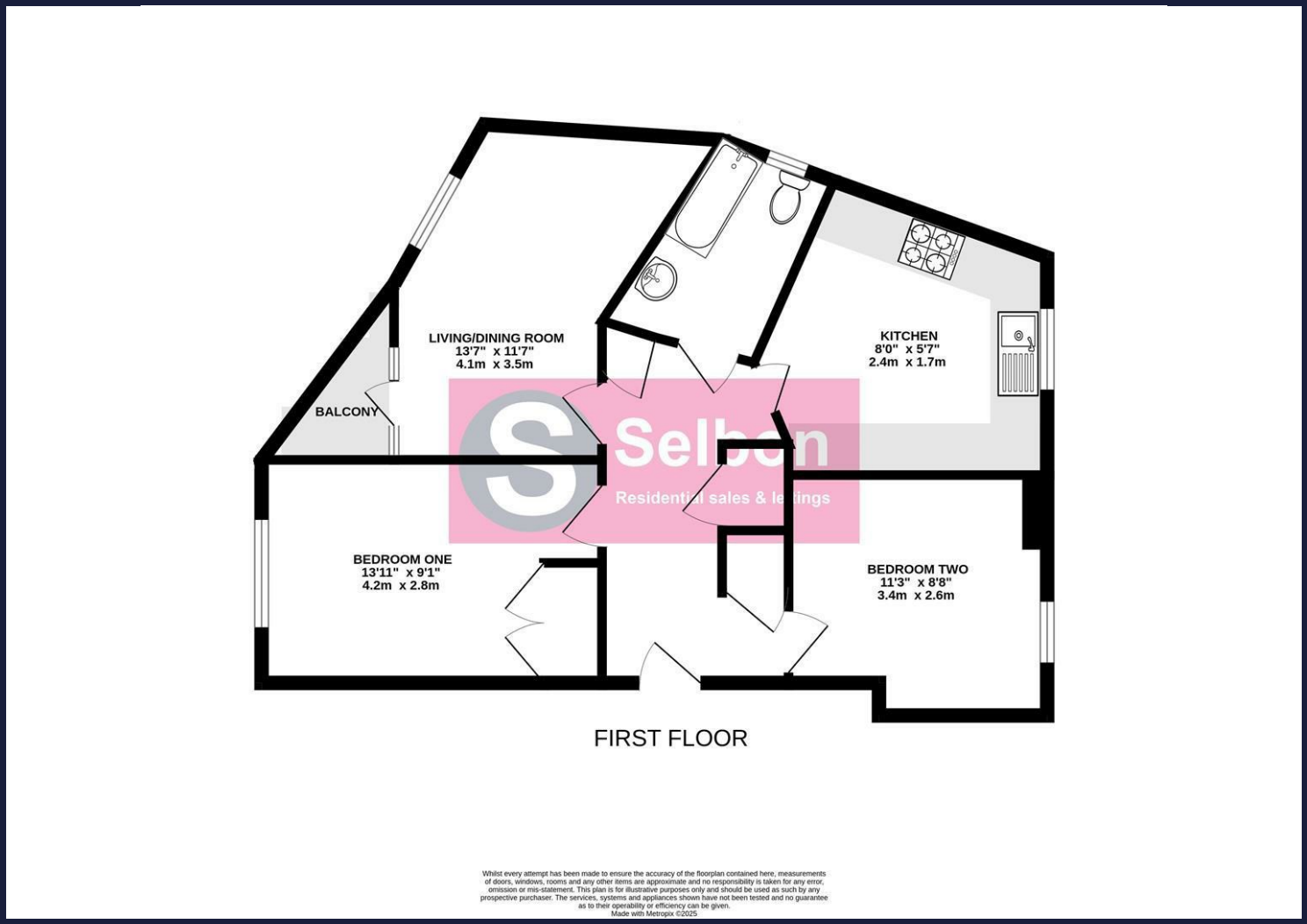




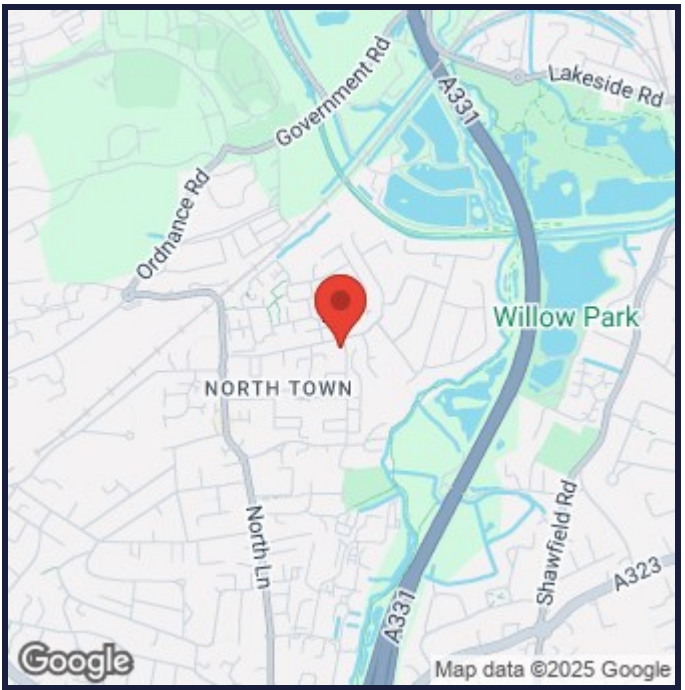




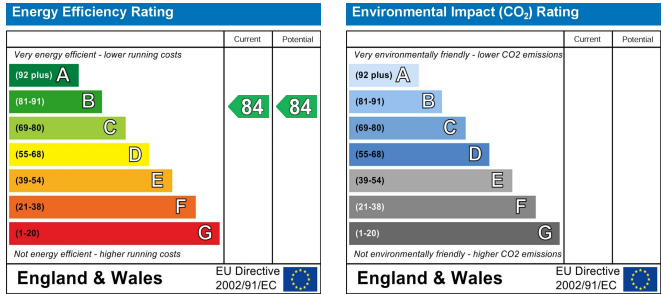
Floor Plans



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

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Council Tax Band: C