



Selbon

Residential sales & lettings

Brandon Road, Church Crookham, Fleet,
Hants, GU52 0YD

Offers in excess of £200,000 Leasehold



01252 979300

Selbonproperty.co.uk

- Terraced Leasehold Bungalow
- Entrance Hall With Loft Access
- 8ft Refitted Kitchen
- Refitted Shower Room
- Lease Extension In process
- Communal Entrance With Entry Phone System
- 13ft Bay Fronted Lounge/Dining Room
- 10ft Bedroom With Built In Wardrobe
- Gas Radiator Heating & Double Glazed Windows
- No Onward Chain

Selbon Estate Agents are delighted to offer this modern terraced bungalow to the market situated on the ever popular Zebon Copse, development close to the local convenience store and in close proximity from the Basingstoke canal.

The property is an ideal first time or investment purchase with Zebon Copse being popular for landlords and tenants, however, the property would also suit someone looking to downsize and have a lock up and go home.

The property was granted a 99 year lease on 25th December 1990 with approx. 63 years remaining. We are advised by the vendors that they are in the process of extending the lease by 90 years, therefore there will be 153 years on the new lease. We are also advised that there will be a peppercorn ground rent and the current service charges are £101.32 per month (£1215.84 per annum).

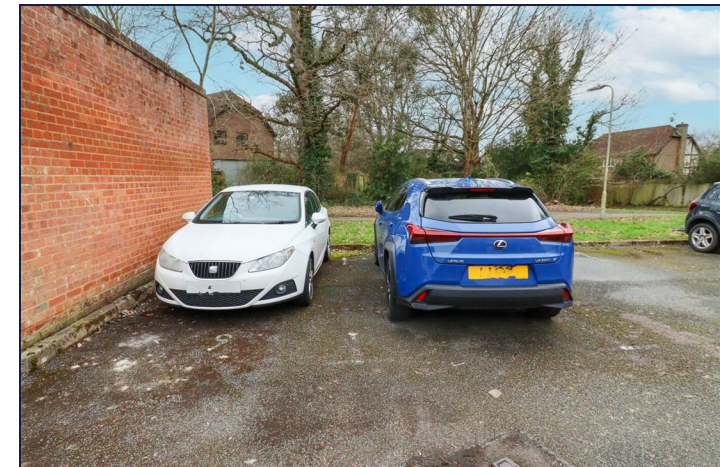
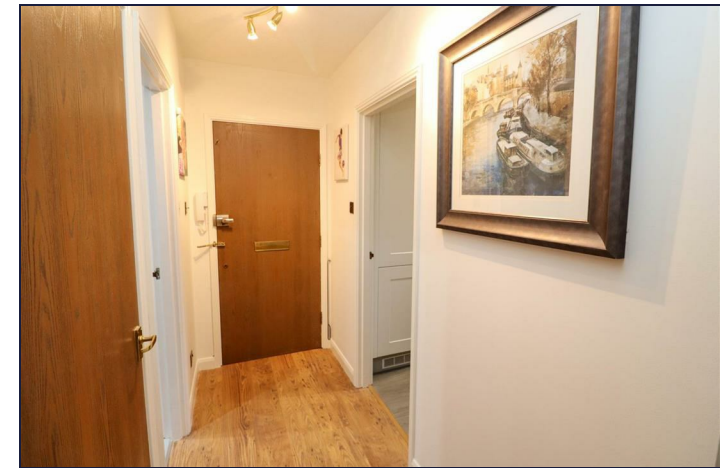
The property is accessed via communal entrance with an entry phone system, there is a front door leading to the entrance hall which has doors to all rooms, a storage cupboard and access to a part boarded loft with a ladder and light.

The 13ft bay fronted lounge/dining room has room for a small table and chairs, the 8ft kitchen has work surfaces, eye and base level storage units and some integrated appliances. There is a 10ft bedroom with a double built in wardrobe and the recently refitted shower room has a white suite.

The property further benefits from gas central heating, double glazed windows, 2 allocated parking spaces and communal grounds.

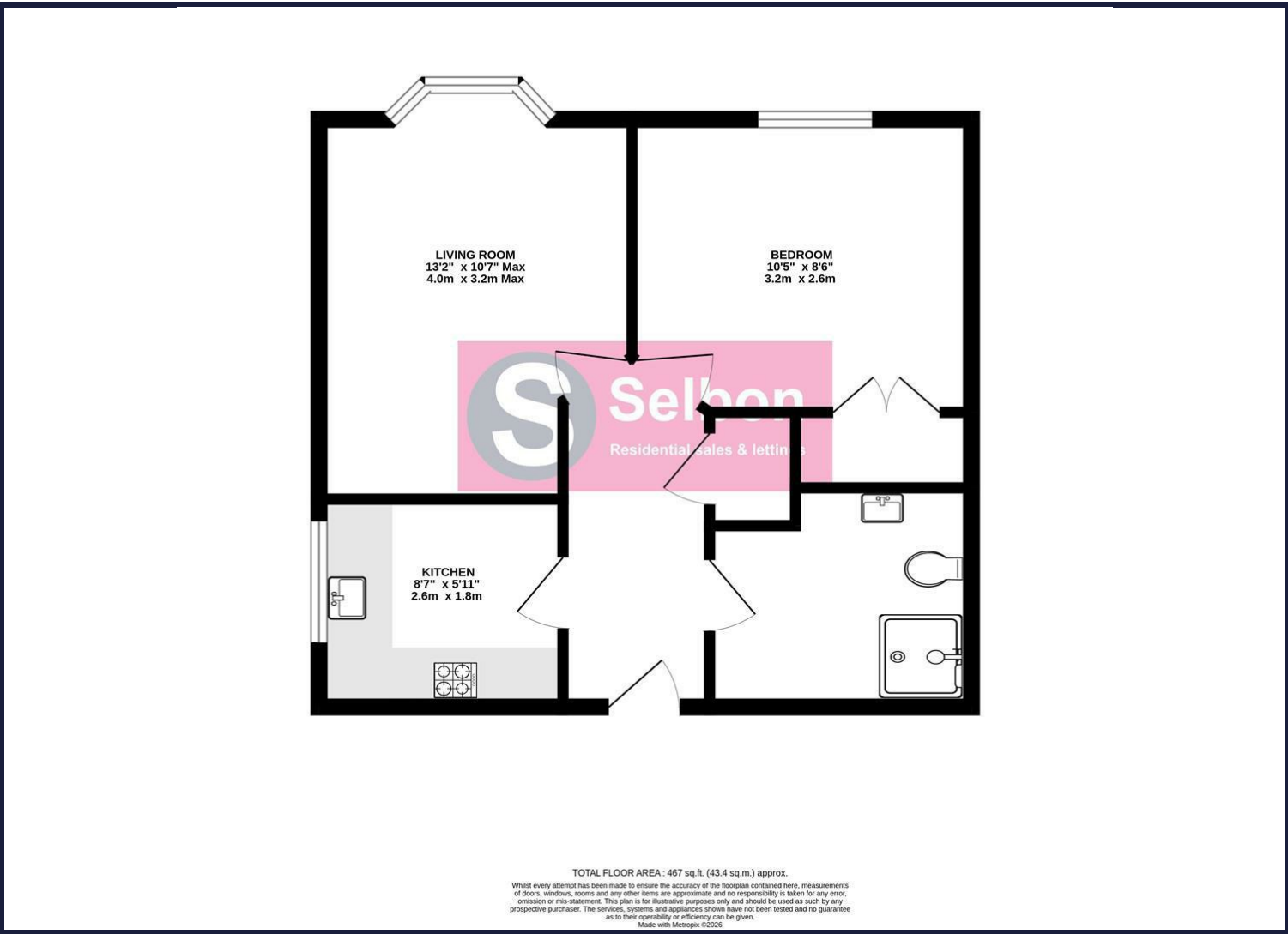
Zebon Copse has its own convenience store, a wealth of walking, running and cycling routes including the Basingstoke canal and nature reserve. Fleet Town Centre is in close proximity with its shopping and leisure facilities, infant, junior and senior schools and health care services. Fleet mainline railway station offers services to London Waterloo, whilst junction 4a of the M3 motorway is a short drive away.

Offered with no onward chain, we would highly recommend an early viewing to appreciate the home.





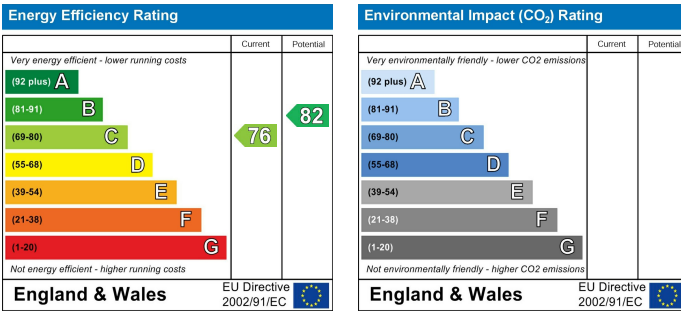
Floor Plans



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

Council Tax Band: C

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.

Selbon Property Services Ltd
Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW
Company Registration Number: 12108205 VAT Number: 370 7956 65
Tel: 01252 979300 Email: sales@selbonproperty.co.uk