



Selbon

Residential sales & lettings

Fleet Road, Fleet,
Hampshire, GU51 4BQ

Offers over £265,000 Leasehold



01252 979300

Selbonproperty.co.uk

- Three Bedroom Split-Level Maisonette
- Re-Fitted Kitchen
- Re-Fitted Bathroom
- Town Centre Location
- Approx. 113 Year Lease
- £100 Per Year Ground Rent / £0 Service Charge
- Living/Dining Room
- Roof Terrace Front Garden
- Gas Central Heating & Double Glazing
- Ideal First Time Purchase or Buy to Let

Selbon Estate Agents are delighted to offer this deceptively spacious, split level maisonette, conveniently located in Fleet town centre having been updated by the current owners.

The property is an ideal first time or investment purchase but would also suit a young family looking for spacious living accommodation with some outside space without the price tag of buying a traditional family home.

****Viewings are highly recommended****

The property was granted a 154 year lease in 1985 with approximately 113 years remaining, we are advised that the ground rent is £100 per annum with no service charges.

Accessed via a secure covered entrance next to Subway, there is a covered stairwell leading to the first floor terrace leading to gated access to the roof terrace style front garden.

The front door gives access to a spacious entrance hall with stairs leading to the first floor landing, there are doors leading to the 15ft lounge/dining room and the 12ft re-fitted kitchen/breakfast room with some integrated appliances and space for table and chairs.

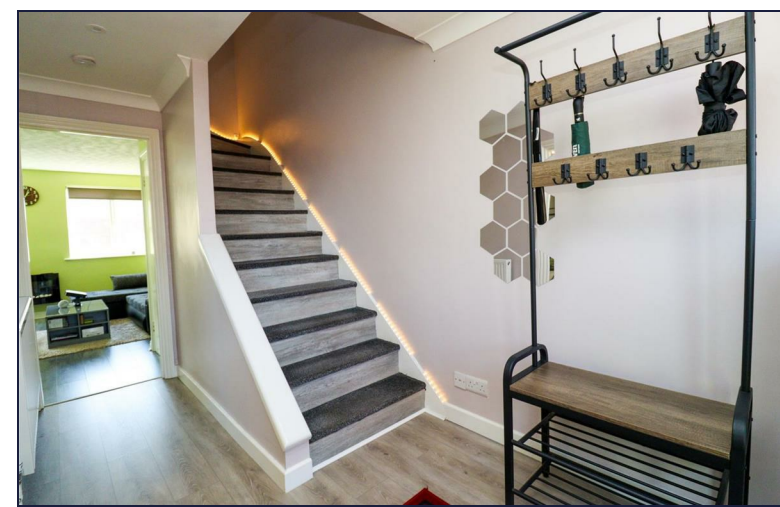
The first floor landing has an over stairs storage cupboard and doors leading to 3 good sized bedroom (bedroom two has a built-in wardrobe) and a re-fitted bathroom with a white suite.

Further benefits include gas radiator heating with smart thermostat, double glazed windows and a roof terrace style enclosed garden area with a garden shed.

Paid parking is available in Victoria Road car park. There is also ample on-street parking (some restrictions apply) nearby.

The home is within walking distance of local shops, pubs, restaurants and sought after schools as well as excellent communication links including the mainline railway station to Basingstoke and London Waterloo, the M3, A30 and A3.

For those who enjoy the outdoors life or exercise, hart leisure centre is a short distance away and there are excellent walking, running and cycling routes including the Basingstoke canal, Edenbrook country park and Fleet pond.













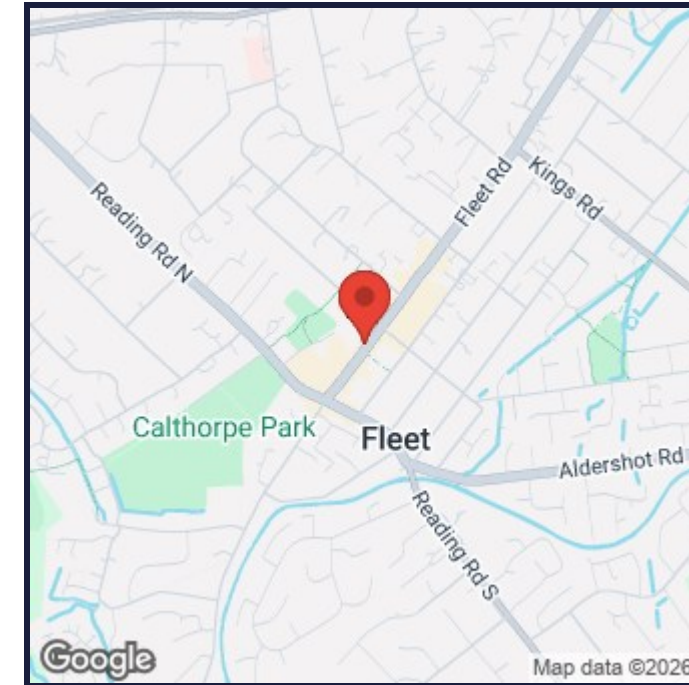


Floor Plans

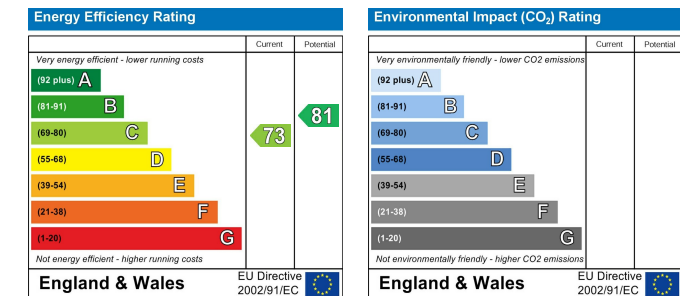


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

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