



Selbon

Residential sales & lettings

Wooland Court, Church Crookham, Fleet,
Hampshire, GU52 6XS

Offers in excess of £195,000 Leasehold



01252 979300
Selbonproperty.co.uk

- One Bedroom
- Living/Dining Room
- Bathroom
- Electric Heating
- 91 Year Lease
- Ground Floor Maisonette
- Kitchen
- Allocated Parking
- Ample Storage
- Zebon Copse Development

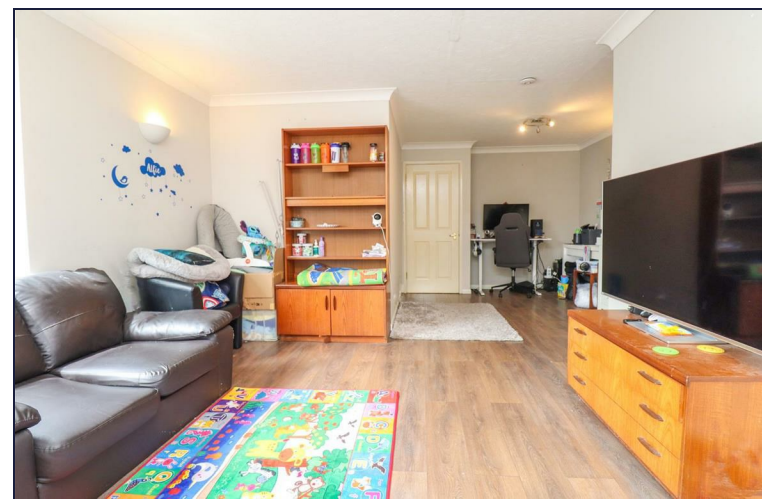
Selbon Estate Agents are delighted to offer to the market this one-bedroom ground floor maisonette which is situated within the popular development of Zebon Copse.

The property is an ideal first time or investment purchase with Zebon Copse being popular for landlords and tenants alike. We are advised by the current owner that the lease is 125-year from October 1991 with approx. 91 years remaining. The current ground rent and service charge is £110 per month.

The property is accessed via a pathway leading to a covered entrance hall with a front door opening into the light and airy 22ft living/dining room. Within this room you have ample storage and access to the main bedroom. The bedroom overlooks the communal garden area and offers built in wardrobes. The kitchen is situated next to the bedroom and offers a range of appliances including oven, hob, fridge/freezer and plenty of storage. The accommodation is finished with the bathroom which offers a sink, toilet and bath with shower overhead.

Further benefits include electric heating, wooden double-glazed windows, a bin store area and an allocated parking space.

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.

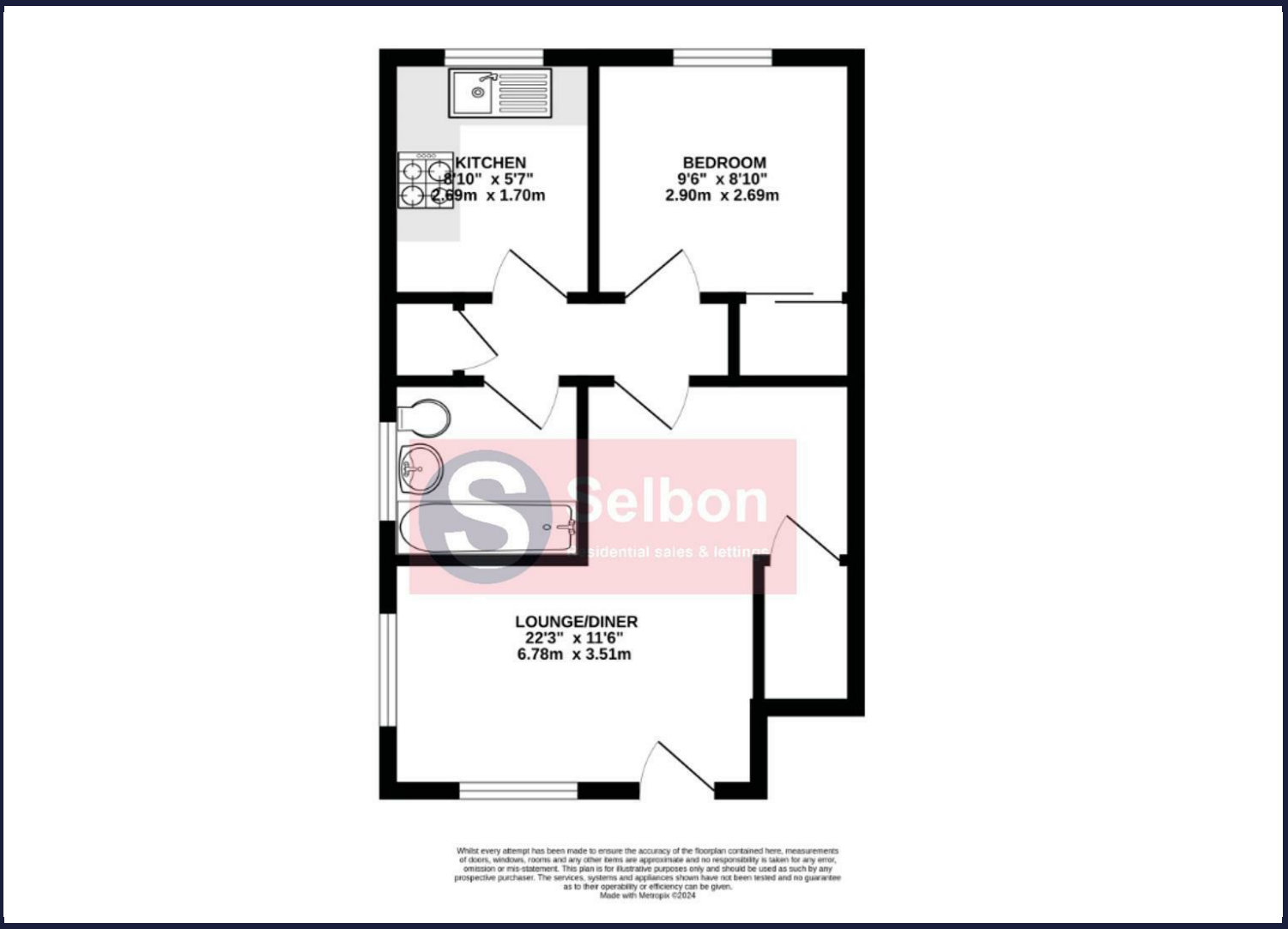








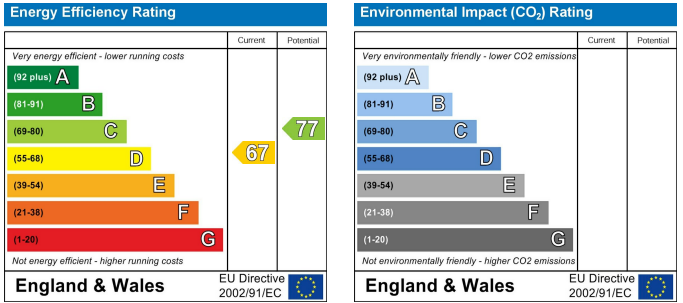
Floor Plans



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