



# Selbon

Residential sales & lettings

Branksomewood Road, Fleet,  
Hampshire, GU51 4JG

Offers in the region of £105,000 Leasehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)



- Over 55's Retirement Property
- One Double Bedroom
- 26ft. Lounge/Dining Room
- Separate Kitchen With Integrated Appliances
- Second Floor Apartment
- Close to Doctor Surgery & Town Centre
- Communal Lounge & Gardens
- Guest Suite (Additional Charges Apply)
- Blue Triangle Area of Fleet
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market this one bedroom second floor apartment, offered for sale with no onward chain and situated in the heart of the Blue Triangle.

The property is strictly for the over 55's and has excellent access to Branksomewood doctors surgery and the town centre, both within close proximity.

On entering the main building from the secure front door (with video/telephone entry system) you are welcomed into a communal living room which is a fantastic area to enjoy time with other residents or family members.

The property has a lift and stairs to the upper floors.

Situated on the second floor you are welcomed into an entrance hallway with two storage cupboards. The lounge/dining room measures approximately 26ft. in length and has a feature fireplace and door to Juliet balcony.

Double doors lead to the kitchen which comprises; eye and base level cupboard and drawer units with a roll top work surface. Inset stainless steel sink with mixer tap, built-in appliances include, oven, hob with extractor over and fridge & freezer.

The double bedroom benefits from a built-in wardrobe and front aspect window. The bathroom comprises; walk-in shower, W.C. and pedestal hand wash basin.

There are currently 103 years remaining on the lease which was originally 125 years from 2002. The current service charge is approximately £2800 per annum and the ground rent is approximately £350 per annum.

All properties share the communal grounds which are well-maintained as well as communal parking to the front. An additional benefit of the development is the part time manager. For periods when the manager is off duty there is a 24 hour emergency call system.

Fleet train station with trains to London Waterloo in under 40 minutes is just 1.3 miles distant. There is an abundance of outdoor space including: Fleet Pond, Basingstoke Canal, Caesar's Camp and Velmead Woods to name a few.

















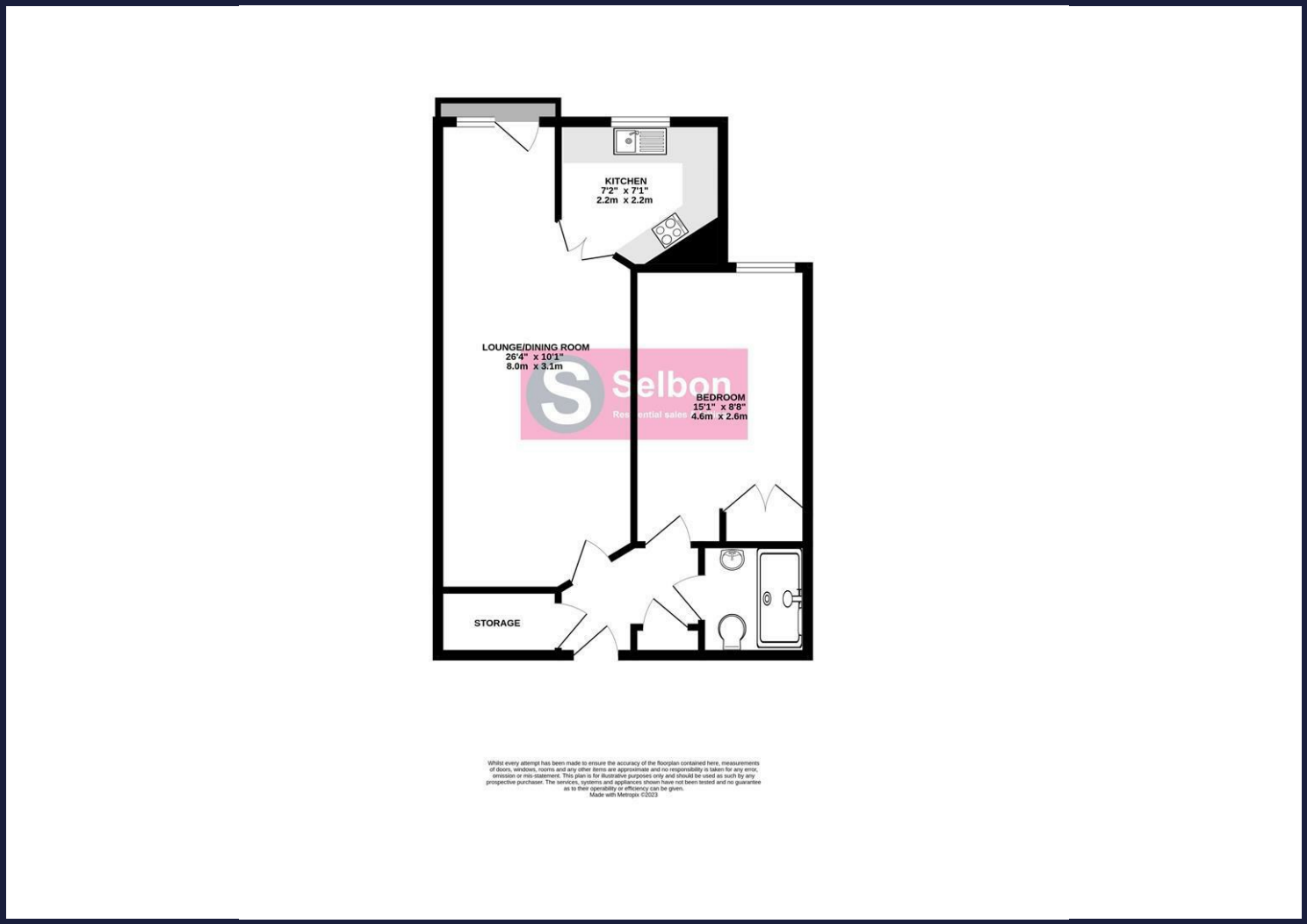




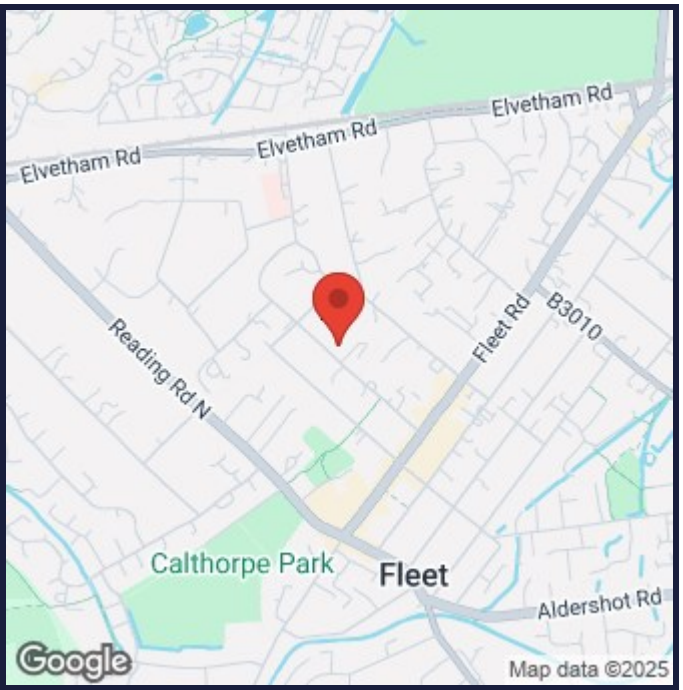




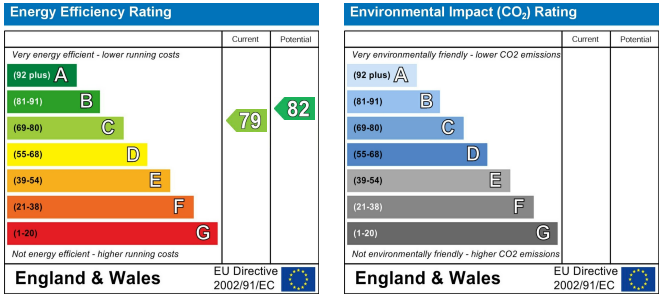
Floor Plans



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

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.

Council Tax Band: C