



**Selbon**

Residential sales & lettings

Crookham Road, Church Crookham,  
Hampshire, GU51 5NH

Offers over £220,000 Leasehold - Share of Freehold



**01252 979300**  
Selbonproperty.co.uk



- Two Bedrooms
- 17ft. Living/Dining Room
- Allocated Parking Space
- Ideal Investment Buyer
- No Onward Chain
- Updated Kitchen
- Share of Freehold
- Ideal First Time Buyer
- Convenient Location
- Viewings Advised

Selbon Estate Agents are delighted to offer to the market this well-presented two bedroom maisonette ideally located in this non-estate location in Church Crookham. The property has been updated internally with recently fitted carpets and re-painted.

The property would make an ideal purchase for first time buyer or investment buyer and is also offered for sale with no onward chain.

On entering the property you are welcomed into a hallway with stairs to the first floor. The accommodation comprises; 17ft. living/dining room with two front aspect windows and an imitation fireplace, two bedrooms, kitchen and a three piece bathroom.

The kitchen comprises; eye and base level cupboard and drawer units under a roll top work surface. Inset sink, space for appliances including: cooker, washing machine and fridge/freezer.

The bathroom is fitted with a white suite with panel enclosed bath with mixer tap and shower over, hand wash basin and W.C.

The property boasts a share of Freehold, with approximately 962 years remaining on the lease. The current monthly service charge is £45.

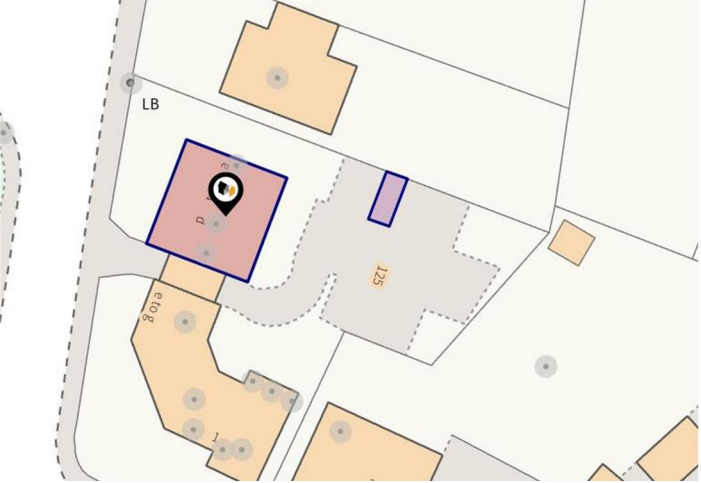
Externally the communal grounds are mainly laid to lawn. One allocated parking space and three temporary visitor parking are available at the rear of the property.

Fleet town centre is a short distance away .Fleet mainline train station is approximately 2 miles distant with trains to London Waterloo in around 43 minutes. Fleet town centre benefits from array of shops, bars and restaurants.

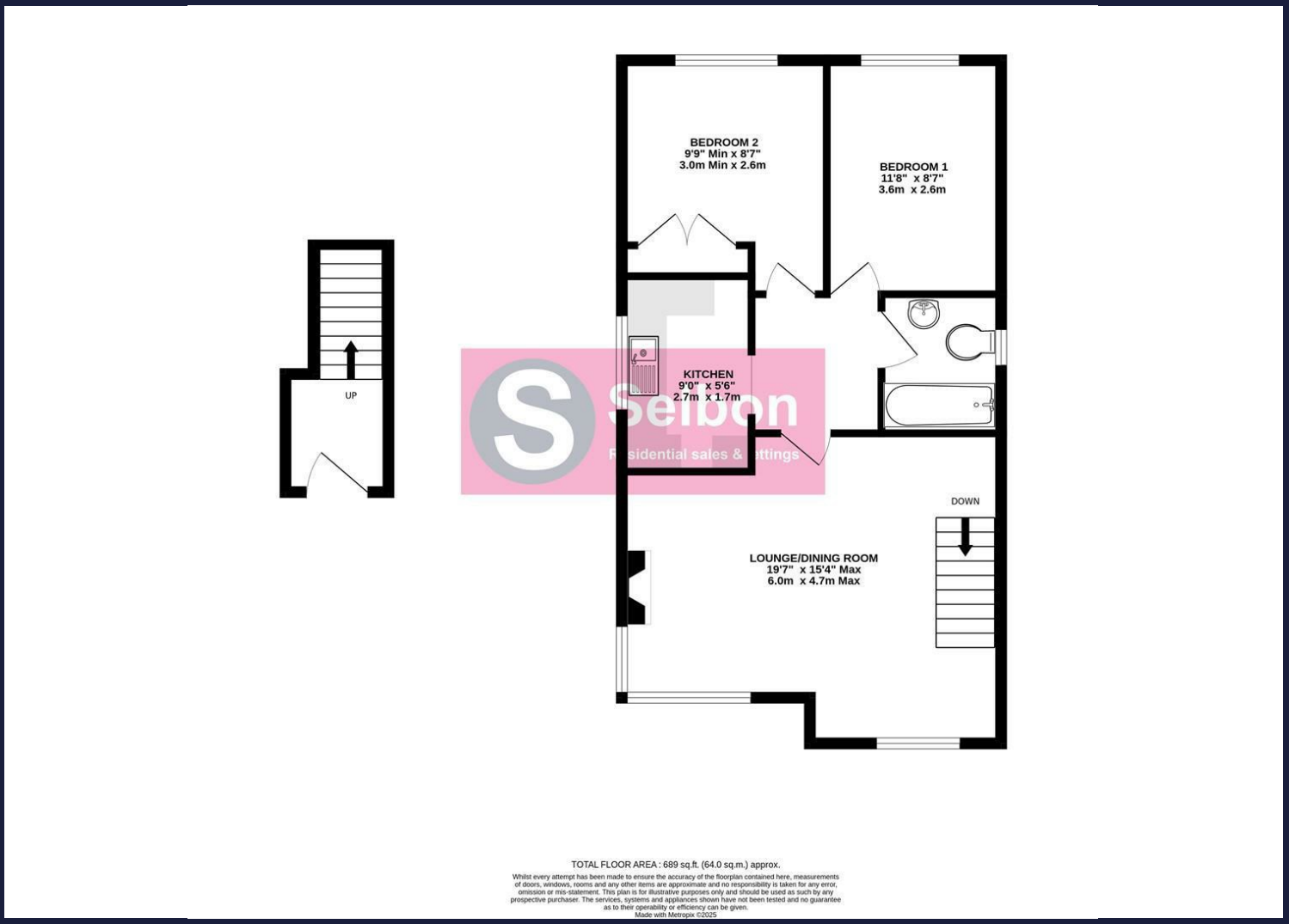
There is easy access to walking, running and cycling routes including Velmead woods, Basingbourne Woods and the Basingstoke canal to name a few.







Floor Plans



Viewing

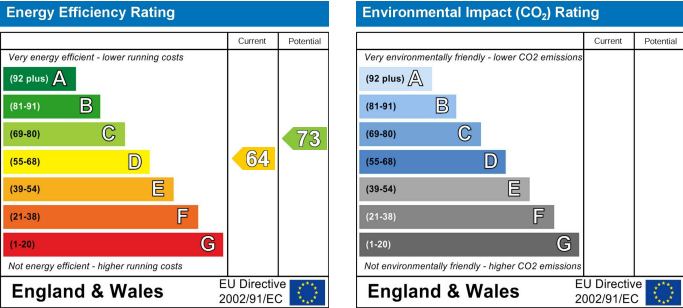
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Area Map



Energy Performance Graph



Council Tax Band: C

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