



**Selbon**

Residential sales & lettings

Branksomewood Road, Fleet,  
Hampshire, GU51 4JS

Offers over £250,000 Leasehold



**01252 979300**

Selbonproperty.co.uk

- Blue Triangle Area Of Fleet
- Two Double Bedroom
- 23ft. Kitchen/Dining/Living Room
- Phone Entry System
- Close to Fleet Town Centre & Train Station
- Top Floor Apartment
- Open Plan Living Accommodation
- En-Suite Shower Room & Bathroom
- Gated Parking (One Allocated & Visitors)
- Ideal First Time Purchase Or Investment Property

Selbon Estate Agents are delighted to offer to the market this two bedroom top floor apartment, offered for sale in excellent order throughout, situated in the Blue Triangle area of Fleet.

The property is a stones throw away from Fleet town centre and approximately 1 mile distant from Fleet mainline train station.

The building is accessed via a communal door (with telephone entry system) which leads to the communal hallway with stairs to the upper floors. On entering the property you are welcomed into a hallway with door to all rooms.

The 19ft. open plan kitchen/dining living space has dual aspect windows which allows an abundance of natural light to flow into the room. In addition there are two storage cupboards.

The kitchen is fitted with a range of eye and base level cupboard and drawer units under glass worktops and splash back. Integrated appliances include: oven, hob and extractor over. Built-in fridge/freezer and washing machine. The living space has room for sofas as well as a dining table.

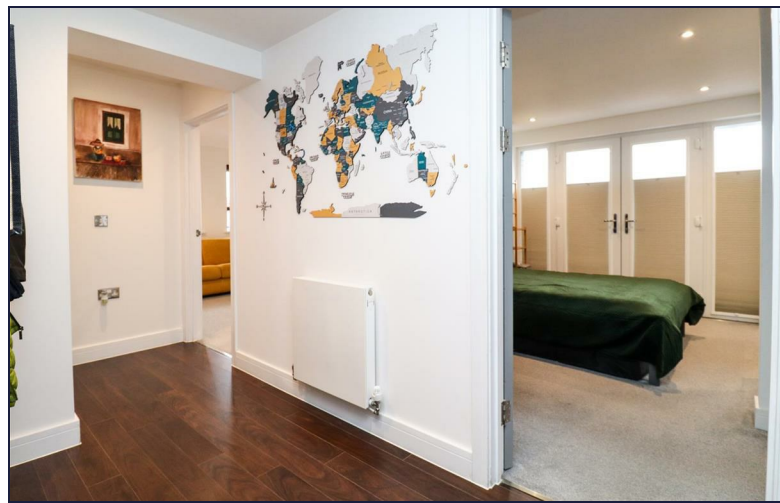
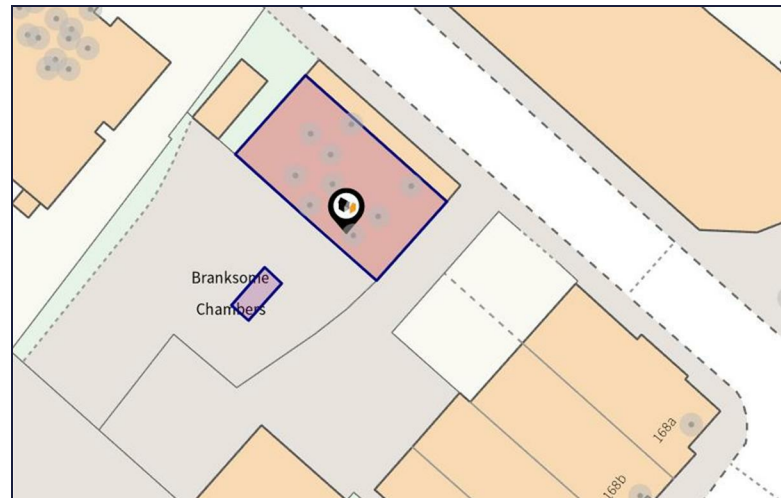
The remainder of the accommodation includes; two double bedrooms and a bathroom with automatic lighting and white suite.

Bedroom one also benefits from French doors to Juliette balcony, built-in wardrobes and a study area with built-in desk. Bedroom one also boasts an en-suite shower room with automatic lighting and white suite.

The property benefits from one allocated parking space which is accessed via an electric gate. There is also visitor parking available as well as on-street (restrictions apply) parking nearby.

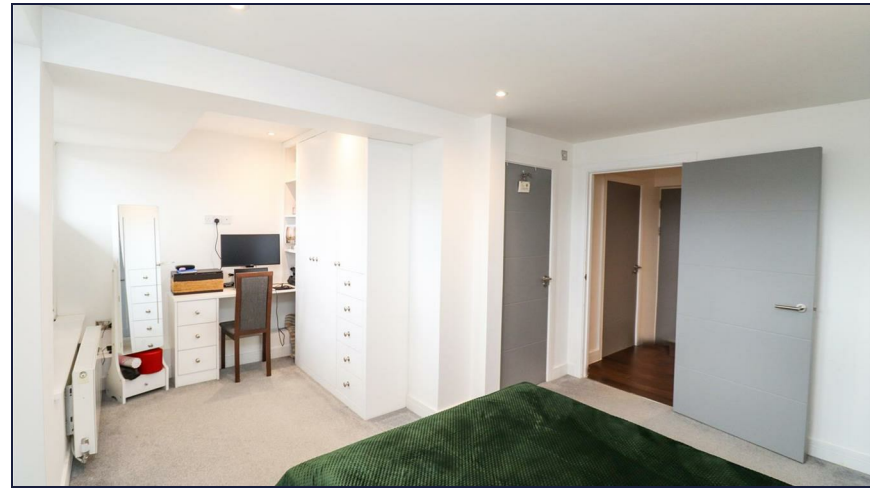
There are approximately 993 years remaining on the lease. The current service charge is: £1250 per annum and the annual ground rent is £250.

For the commuter the property is 0.7 mile distance from Fleet train station with trains to London Waterloo in under 40 minutes. For those that like the outdoors there is also easy access to walking, running and cycling routes including the Basingstoke Canal, Caesars Camp and Fleet Pond to name a few.



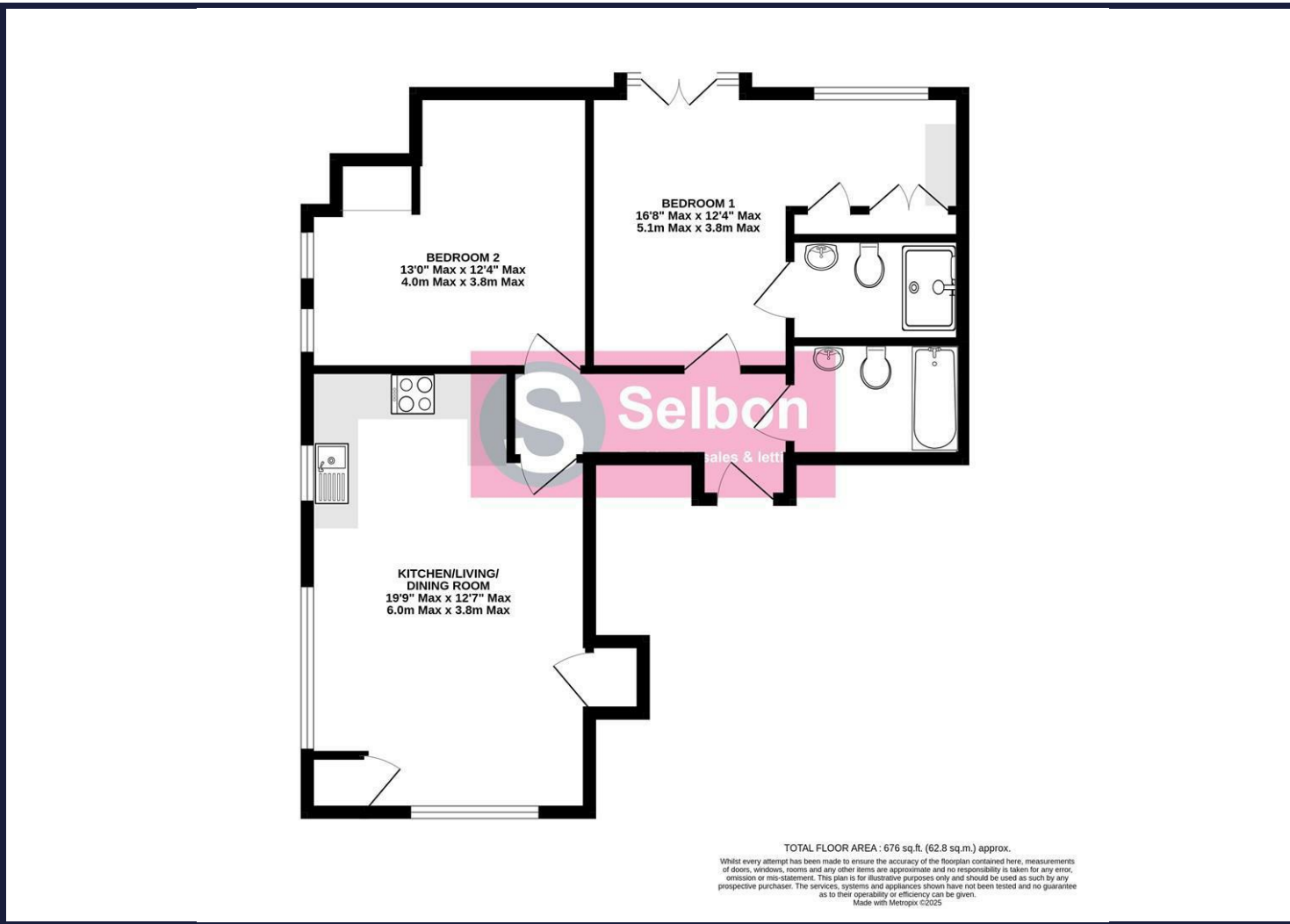




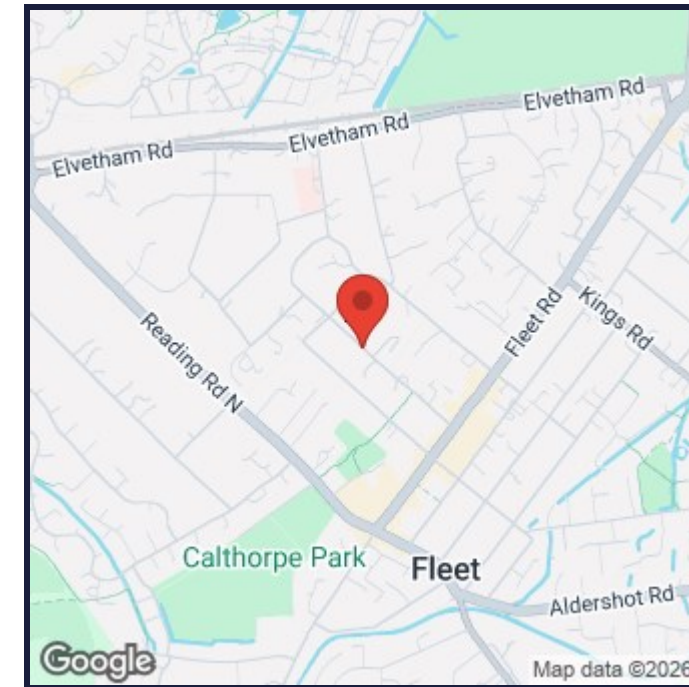




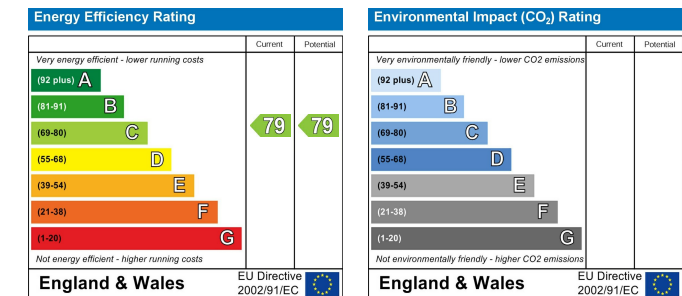
## Floor Plans



## 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

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## Council Tax Band: D

### Selbon Property Services Ltd

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