



**Selbon**

Residential sales & lettings

Doctors Acre, Hook,  
Hampshire, RG27 9UW

Guide price £95,000 Leasehold



**01252 979300**

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

- Ground Floor Apartment
- Ideal First Time or Investment Purchase
- Kitchen
- Living/Dining Room
- Close Proximity of Hook Train Station
- Long Lease
- Available at 50% Shared Ownership Price or 100%
- One Bedroom
- Sought After Location
- Close Proximity of Bassett's Mead Country Park

\*\*\* Available to purchase at 50% shared ownership price of £95,000 or 100% at £190,000\*\*\*

Selbon Estate Agents are delighted to offer this one-bedroom ground floor apartment which is situated in sought after village of Hook. Benefits to this property include allocated parking, spacious accommodation and this property would make an ideal first time or investment purchase.

Accommodation comprises of a spacious entrance hall leading to the light and airy living/dining room with views over the communal gardens. The kitchen offers a range of units, work surfacing, integrated appliances and additional appliance space. The spacious bedroom sits at the front of the property and offers built in wardrobes space. The accommodation is finished ample storage and the bathroom which offers a sink, toilet and bath with shower overhead.

We have been advised that the remaining lease is 970 years with the service charge and ground rent being £944.73 P/A. These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.

This property can also be purchase at a 50% share £95,000. At 50% an extra rent charge of £377.02p would be paid each month to Thames Valley Housing at the shared ownership price.

Outside the property offers allocated parking and ample visitors space.

Hook village offers rural charm with modern convenience. Located just off the M3 and on the mainline railway between London Waterloo and Basingstoke, it offers excellent transport links for commuters while maintaining a relaxed, community-focused atmosphere.

The village centre provides a good range of local amenities, including independent shops, cafés, supermarkets, and pubs, alongside well-regarded primary and secondary schools. Hook is also surrounded by beautiful countryside, with scenic walking trails, parks, and nature reserves nearby, offering plenty of opportunities for outdoor recreation.

Bassett's Mead Country Park is located opposite Doctors Acre and it offers plenty





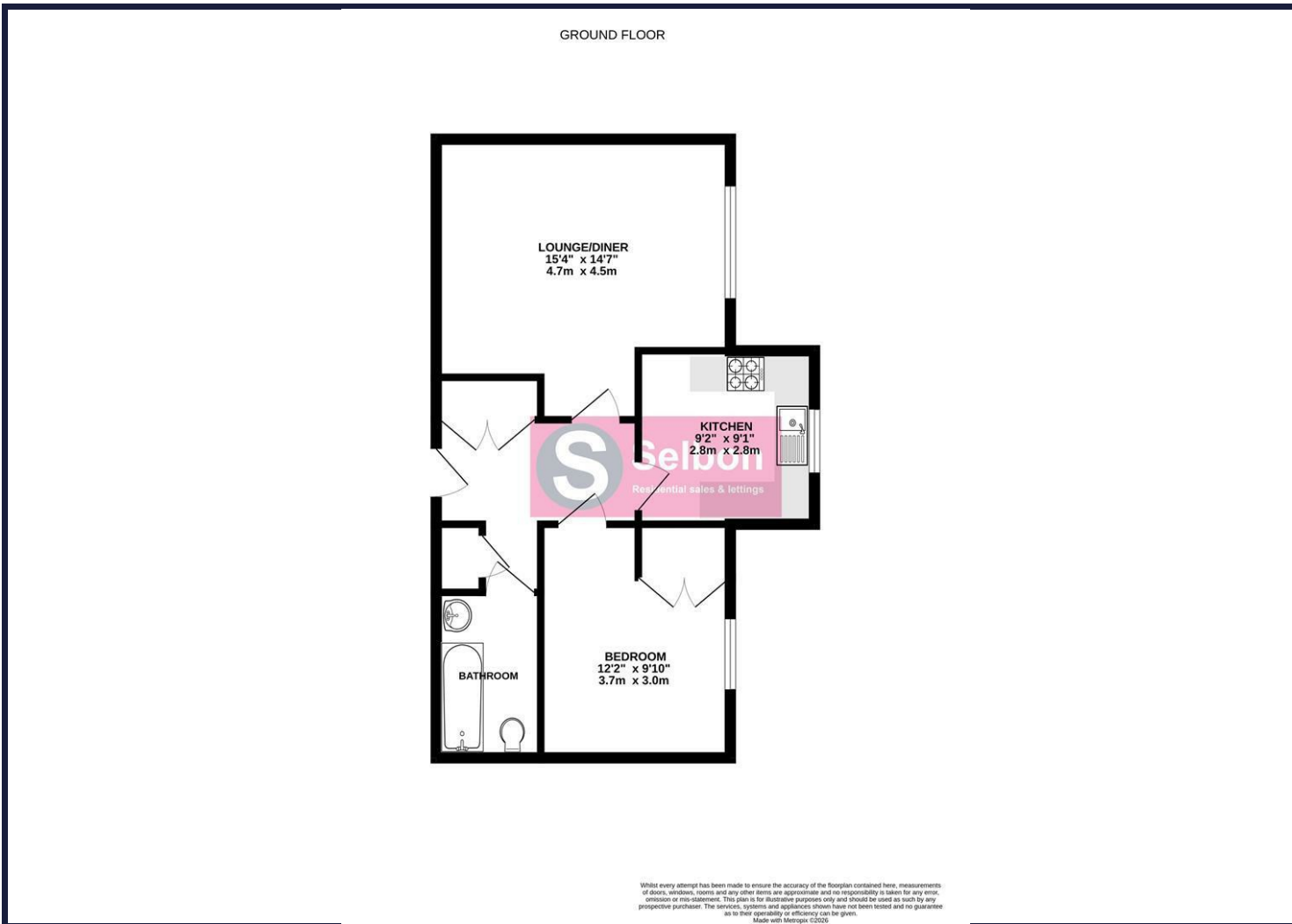








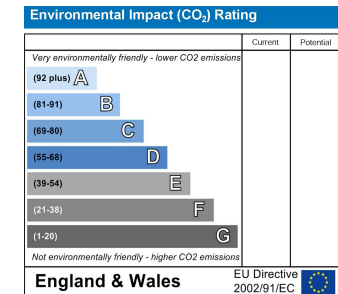
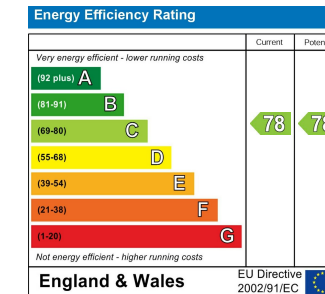
## Floor Plans



## 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: B

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