



# Selbon

Residential sales & lettings

Minley Road, Fleet,  
Hants, GU51 2RJ

Offers over £170,000 Leasehold - Share of Freehold



**01252 979300**  
Selbonproperty.co.uk



- Ground Floor Flat
- Entrance Hall & Bathroom
- Bedroom With Built IN Wardrobes
- Allocated Parking Space
- Long Lease 960 Years Remaining
- Communal Entrance With Security Entry
- Lounge & Kitchen
- Electric Heating & Double Glazed Windows
- Share Of Freehold
- No Onward Chain

"Selbon Estate Agents are delighted to offer this ground floor flat to the market, conveniently located within close proximity of Fleet mainline railway station.

The property is an ideal first time or investment purchase, the current vendor has rented the home for a number of years. Due to being next to the railway station just 40 minutes from London Waterloo and a short drive from excellent road connections, the flat will be extremely desirable for commuters.

The property has a share of the freehold and we are advised that the current service charges are £1,200 per annum.

From the communal garden you enter the property along a pathway that leads to the communal front door, where you will find the security entry phone system and entry to the communal hall. The entrance to the flat benefits from an airing cupboard and storage cupboard, as well as doors to the bathroom and lounge.

The bathroom includes a white suite with a bath/shower, toilet, sink and vanity unit. The 13ft front aspect lounge has access to the 9ft kitchen, which has an electric oven, fridge/freezer, washing machine, worksurfaces, storage units and appliance space and there is a 9ft bedroom with double built-in wardrobes.

The property further benefits from a new water tank, electric heating, double glazed windows, communal gardens, bin store, bike store, an allocated parking space and visitor parking.

Fleet town centre offers an array of shops, bars and restaurants, Fleet pond is within walking distance and for those who enjoy exercise and the outdoors, there is easy access to Hart leisure centre and a selection of excellent walking and cycling routes.

We highly recommend an early viewing.

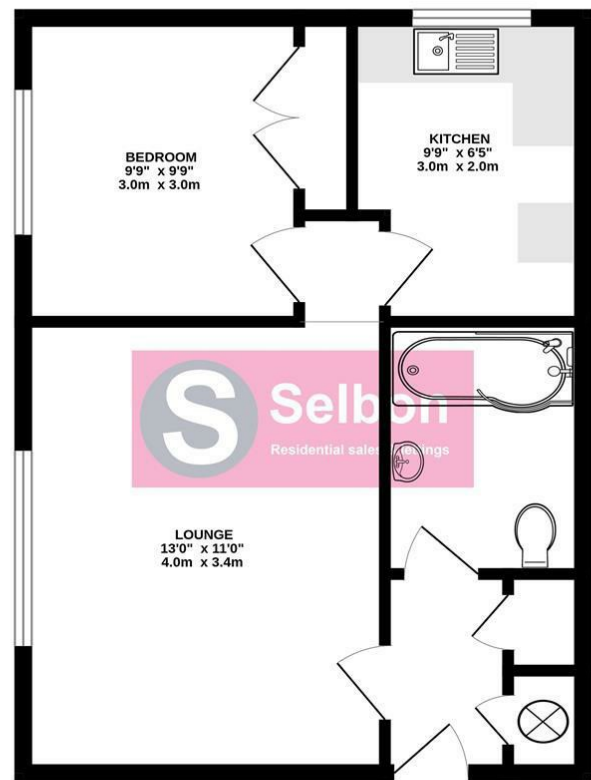








## Floor Plans



**TOTAL FLOOR AREA:** 469 sq.ft. (43.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Viewing

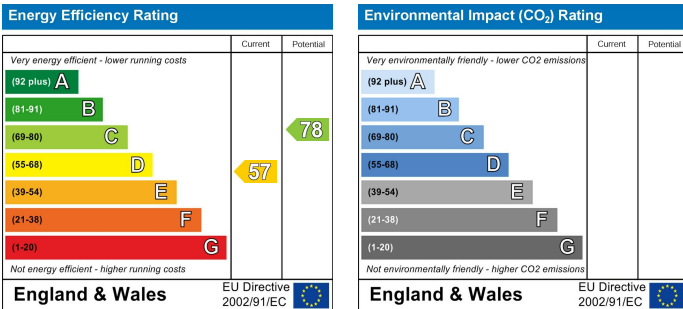
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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## Area Map



## Energy Performance Graph



Council Tax Band: B

**Selbon Property Services Ltd**  
Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW  
Company Registration Number: 12108205 VAT Number: 370 7956 65  
**Tel:** 01252 979300 **Email:** [sales@selbonproperty.co.uk](mailto:sales@selbonproperty.co.uk)