



Selbon

Residential sales & lettings

Reading Road South, Fleet,
Hampshire, GU52 7TP

Guide price £200,000 Leasehold - Share of Freehold



01252 979300
Selbonproperty.co.uk

- One Bedroom Maisonette
- Long Lease: Approx. 143 Years
- Open Plan Living Space
- Communal Gardens
- Gas Central Heating & Sash Windows
- Ground Floor
- Share of Freehold
- Shower Room
- Allocated Parking Space & Visitor Parking
- Close to Fleet Town Centre

Selbon Estate Agents are delighted to offer to the market this one bedroom ground floor maisonette which forms part of this imposing building which dates back to pre 1900, situated in this non-estate location in Fleet.

The property benefits from a share of the freehold with a remaining lease of approximately 143 years.

Entering the property from its own front door you are welcomed into a hallway which in turn leads to the reception space. The open plan living space leads to the kitchen as well as doors to the bedroom and shower room. There is a storage cupboard accessed from the living space as well as a utility area off the hallway.

Character features include high ceilings and wooden sash windows which give the property a bright and airy feel throughout.

The kitchen comprises; eye and base level cupboard and drawer units under a wood effect roll-top work surface. Inset stainless steel sink with mixer tap, built-in appliances include; oven, gas hob with extractor over and dishwasher. The kitchen is finished with part tiled walls and tiled flooring.

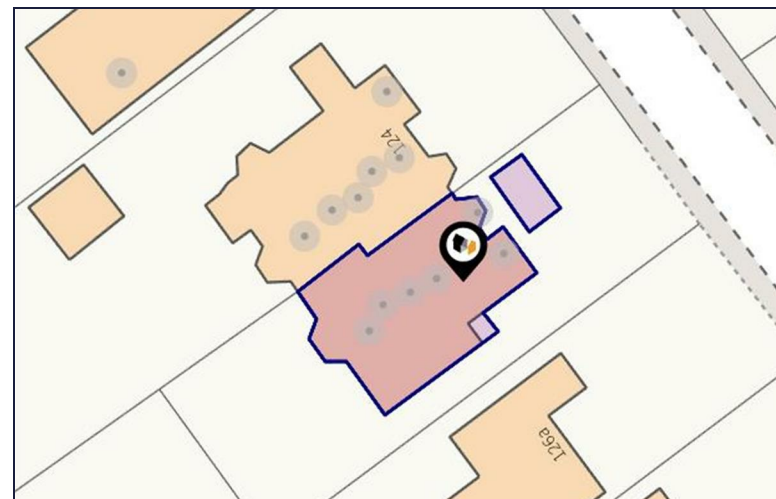
The generous bedroom features a front aspect bay window and wood flooring. The shower room is fitted with a corner shower cubicle, hand wash basin and W.C.

Outside the property there is access to the communal gardens at the rear of the property.

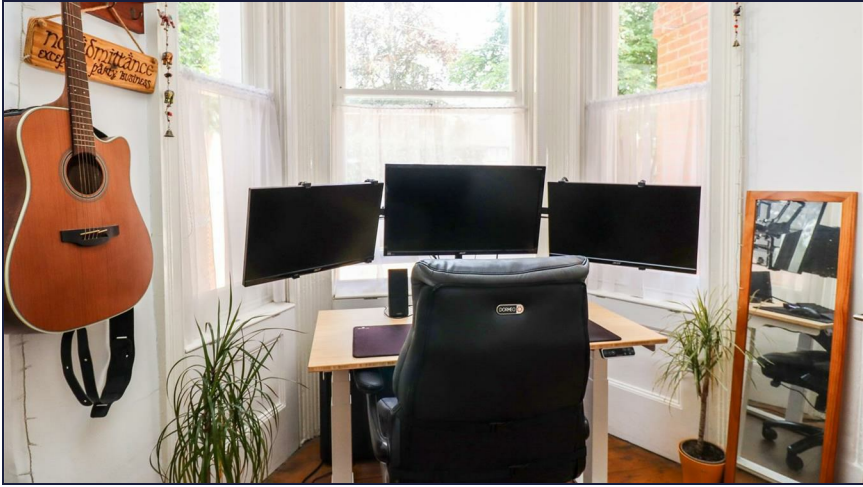
Further benefits include; gas central heating, allocated parking space and visitor parking.

We are advised that the current annual service charge is approximately £1305. The property is share of freehold so there are no ground rent charges.

Fleet town centre is a short drive with an 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. Local amenities can also be found at Linkway including Richmond doctors surgery. Fleet mainline railway station and access to the M3 are a short drive away.









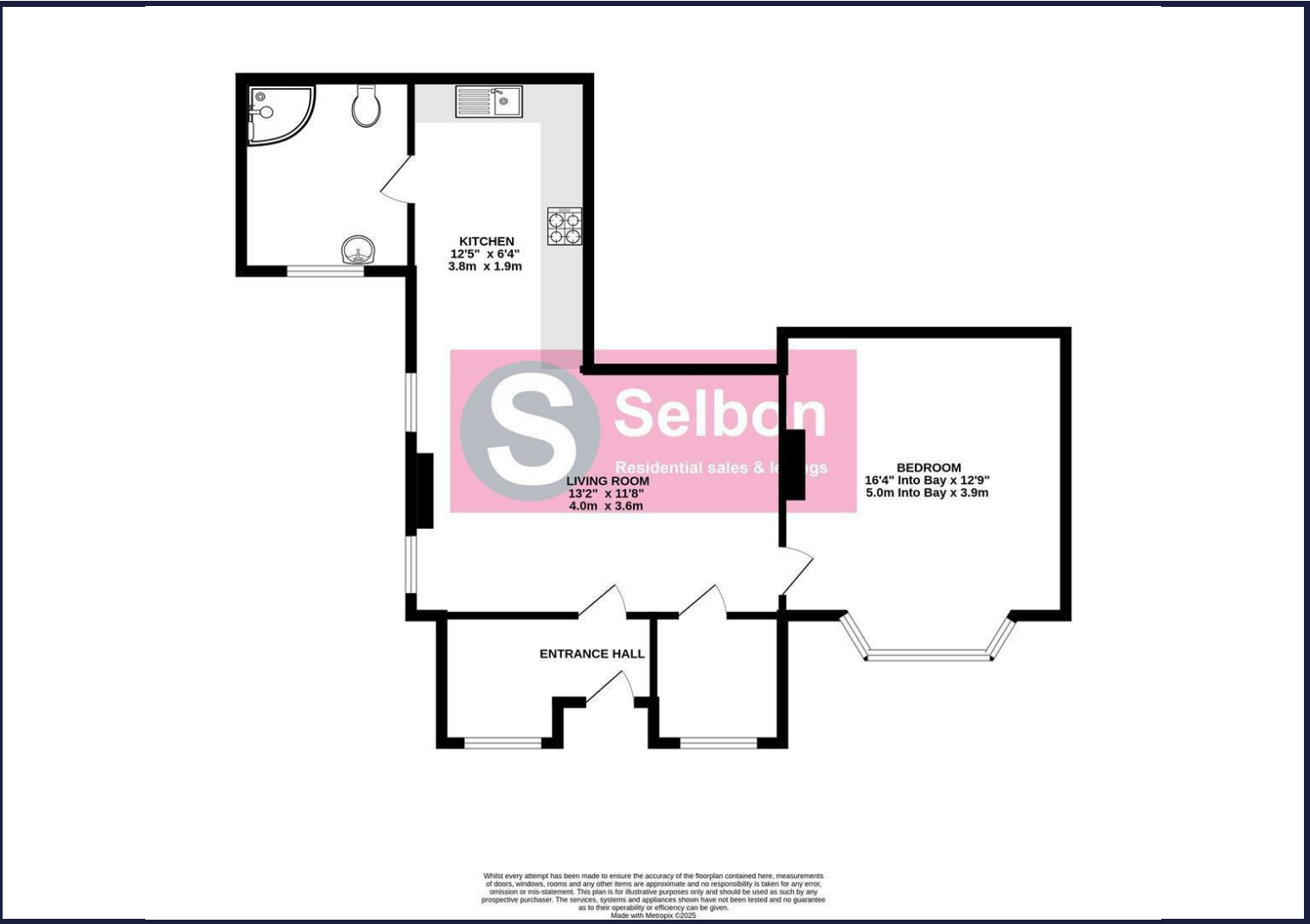








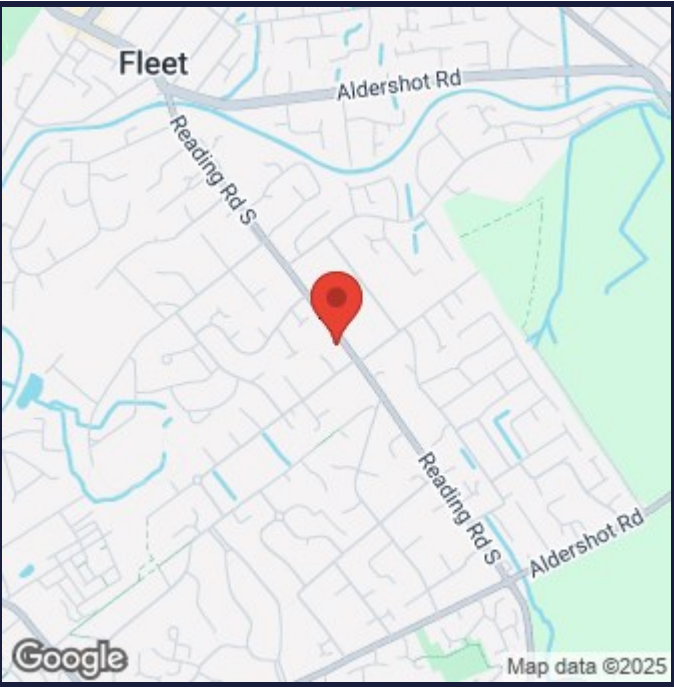
Floor Plans



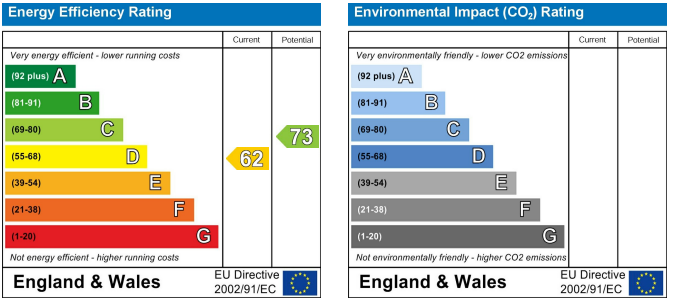
Viewing

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

Area Map



Energy Performance Graph



Council Tax Band: B

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