



**Selbon**

Residential sales & lettings

Ancells Road, Fleet,  
Hampshire, GU51 2QA

Guide price £290,000 Leasehold



**01252 979300**  
Selbonproperty.co.uk

- Spacious and Flexible Accommodation
- Close Proximity of Fleet Train Station
- Open Plan Accommodation
- Ample Storage
- High Ceilings
- Two Allocated Parking Spaces
- Close Proximity of Fleet Town
- Two Bathrooms
- 114 Year Lease
- Sought After Location Near Amenities

Selbon Estate Agents are delighted to offer to the market this two-bedroom spacious top floor apartment which is situated within the sought-after area of Ancells Farm within Fleet. Benefits to this property include two bathrooms, two allocated parking spaces, open plan living accommodation and this property would make an ideal first time buy or investment purchase.

Accommodation comprises of a vast entrance hall which sets the scene for exploring this property. The light and airy 21ft open plan lounge/diner/kitchen area offers spacious accommodation with ample storage. The well-presented kitchen offers worktops, plenty of storage, a range of integrated appliances and space for additional appliances. Both bedrooms sit at the rear of the property and offer built in wardrobe space. The main bedroom benefits from an en-suite shower room. The accommodation is finished additional storage space and the main bathroom offers a sink, toilet, bath and separate shower.

Outside the property offers communal gardens, two allocated parking space and ample visitors spots.

Additional Information which has been provided by the owners -

Lease - 114 years left on the lease.

Ground Rent - £344.71p P/A

Service Charge - £2,000 Approx P/A

Added benefits to this property also including electric heating and double glazing.

Ancells Farm has a local parade of shops with a Tesco express, various takeaways, public house and a vets.

Fleet town centre with an array of shops, bars and restaurants is also close by as well as Fleet Pond and Elvetham Heath nature reserve offering excellent walking, running and cycling routes.

Fleet town centre with an array shops, bars & restaurants and mainline station are within walking distance or a short drive and there is easy access to the M3, A3 and A30, offering excellent road links.









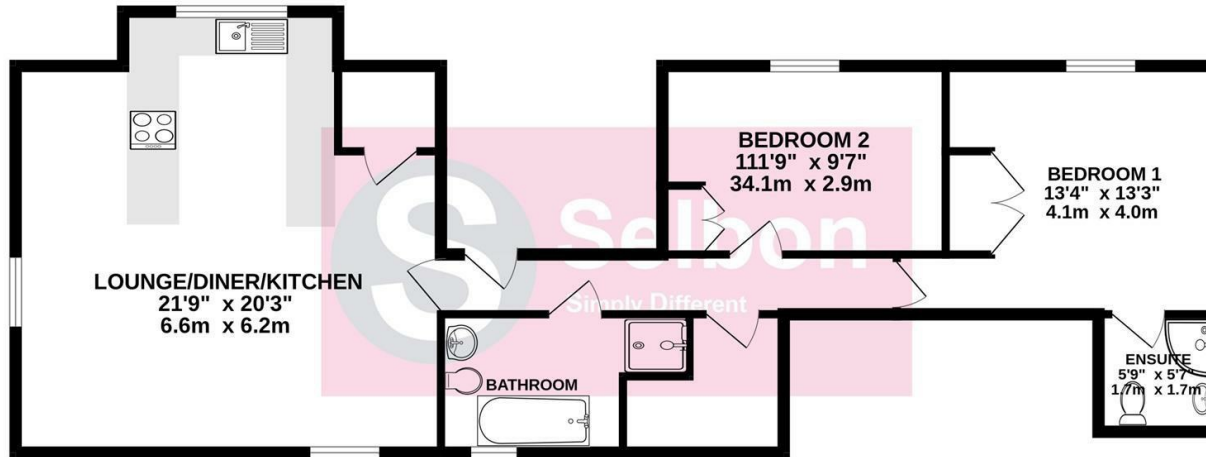


Ancells  
House

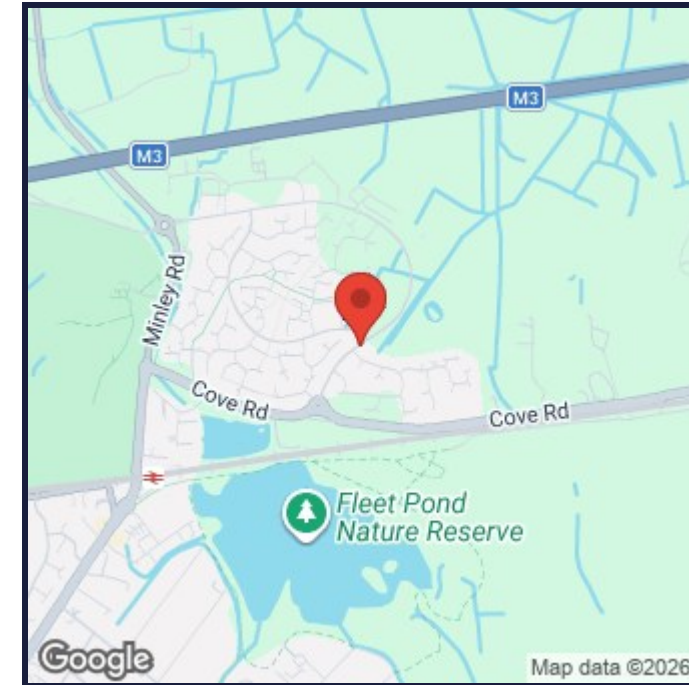


## Floor Plans

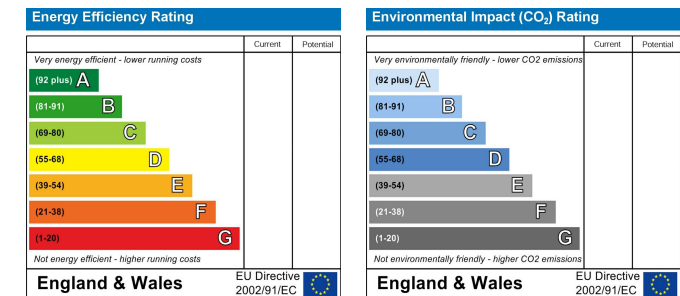
## Area Map



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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## Energy Performance Graph



## Viewing

## Council Tax Band: D

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

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## Selbon Property Services Ltd

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