



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.

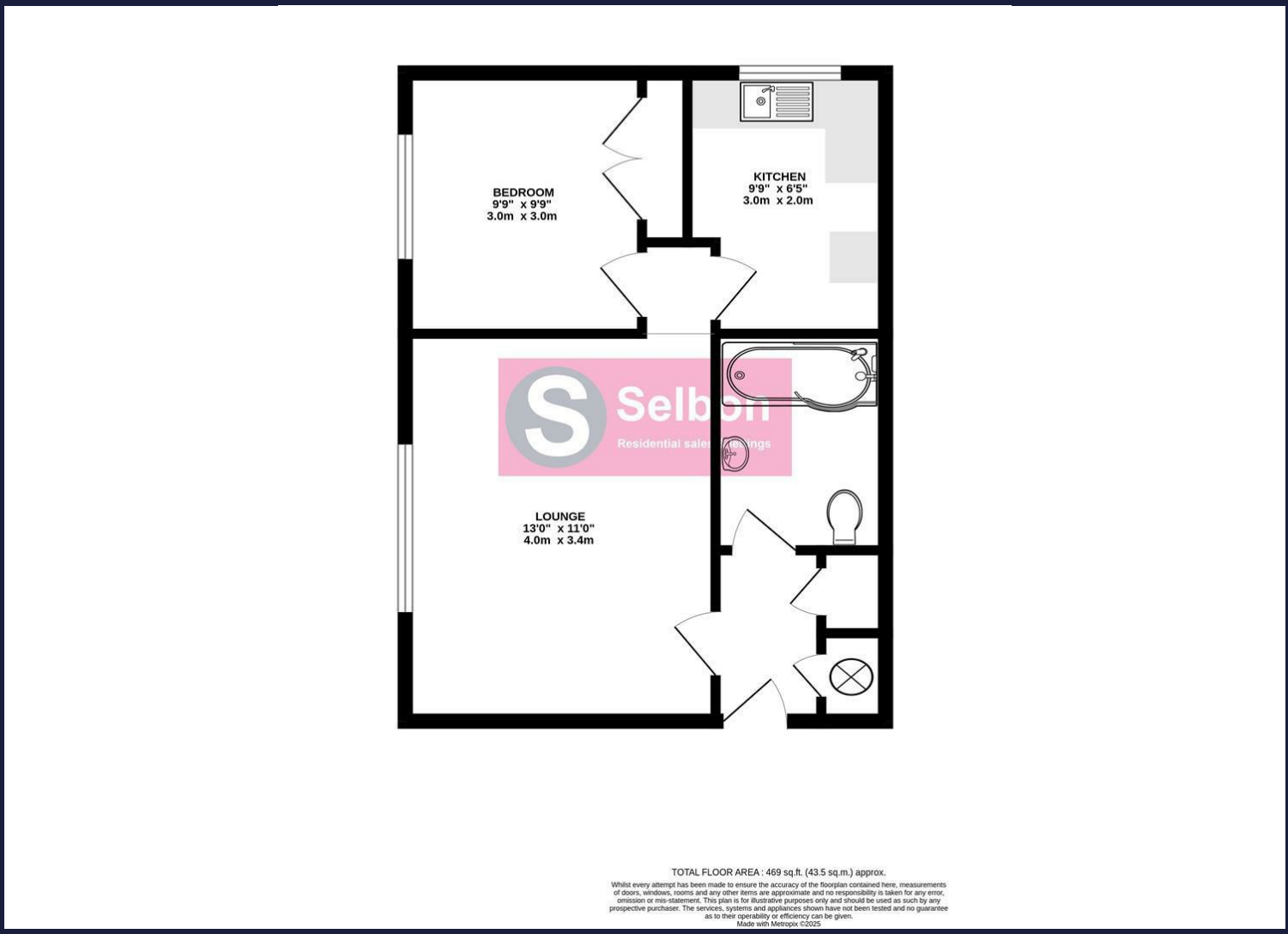
Fleet town centre offers an array of shops, bars and restaurants, Fleet pond is within walking distance and for those who enjoy exercise and the outdoors, there is easy access to Hart leisure centre and a selection of excellent walking and cycling routes.

We highly recommend an early viewing.





Floor Plans



Viewing

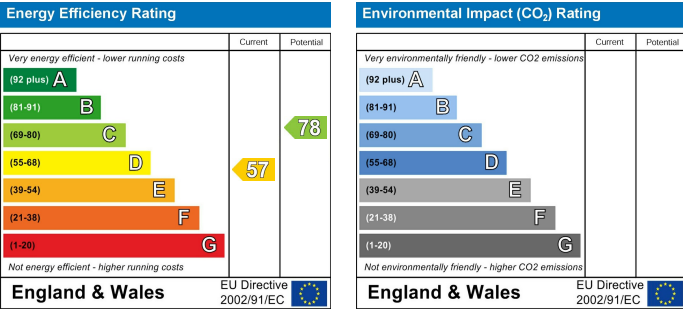
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Area Map



Energy Performance Graph



Council Tax Band: B

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