



**Selbon**

Residential sales & lettings

Fleet Road, Fleet,  
Hampshire, GU51 3QF

Offers over £210,000 Leasehold



**01252 979300**  
Selbonproperty.co.uk

- No Onward Chain
- Close Proximity of Fleet Town Centre
- Allocated Parking
- Living Room & Kitchen
- Ground Floor Maisonette
- Close Proximity of Fleet Train Station
- Close Proximity of Fleet Pond
- Ideal First Time Buy Or Investment Property
- Open Plan Accommodation
- Two Bedrooms

Selbon estate agents are delighted to offer this well-presented two-bedroom ground floor maisonette which offers an excellent opportunity for first-time buyers, investors or commuters seeking convenient access to Fleet station and local amenities.

The property benefits from its own private entrance and a practical layout, featuring a bright open-plan living and kitchen space ideal for both relaxing and entertaining.

There are two bedrooms, offering flexibility for a home office, guest room or additional storage, along with a modern bathroom.

Further benefits include allocated parking and easy access to Fleet town centre, with a range of shops, cafes and transport links nearby, including direct routes into London Waterloo.

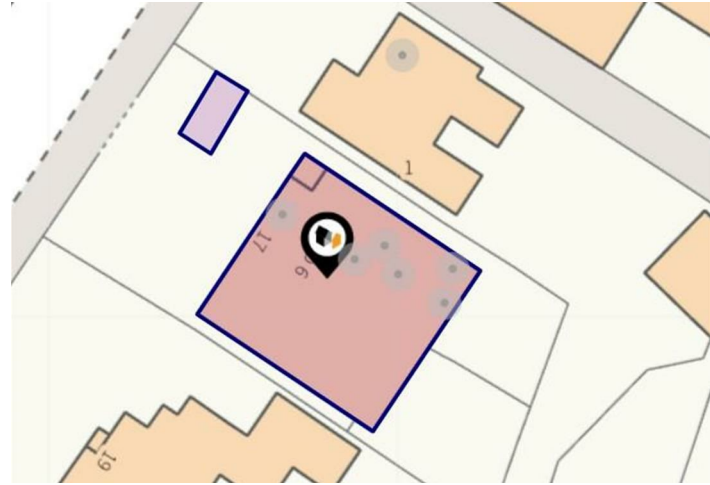
Offered to the market with no onward chain, this is a great opportunity to secure a well-located home with strong long-term potential.

Lease is 129 years. The current service charge - £990.83p Ground Rent - £150. The owner has informed Selbon that the ground rent and service charge has been paid in full for 2026.

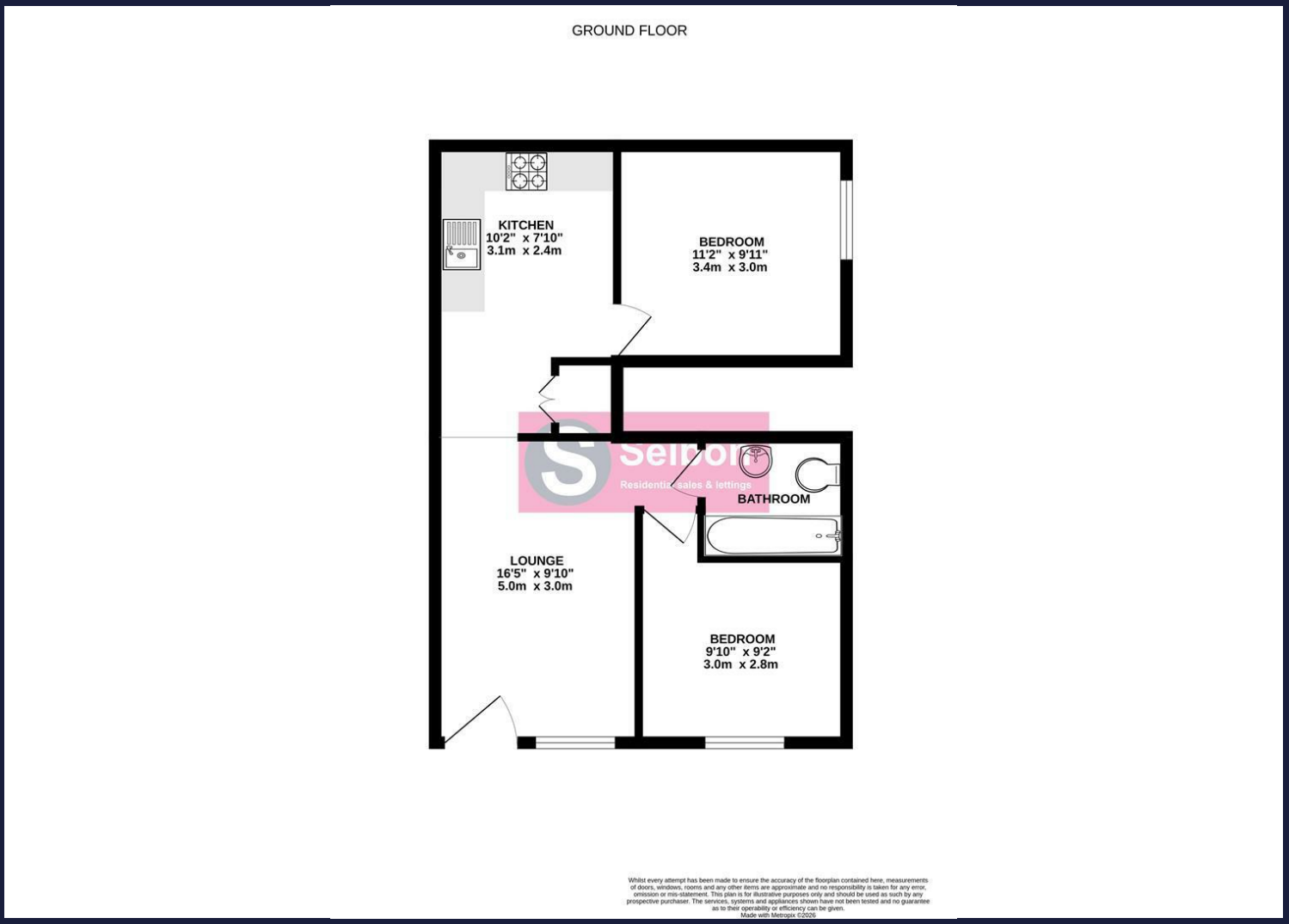
Fleet town centre has an array of shops, bars and restaurants. For commuters there is easy access to the M3 motorway, A30 and A3, with Fleet mainline station (Waterloo Line) a short distance away, as well as being in catchment for some of Fleets sought after schools.

For those who enjoy the outdoors, Fleet Pond, several nature reserves and the Basingstoke canal, all offer excellent walking and cycling routes.

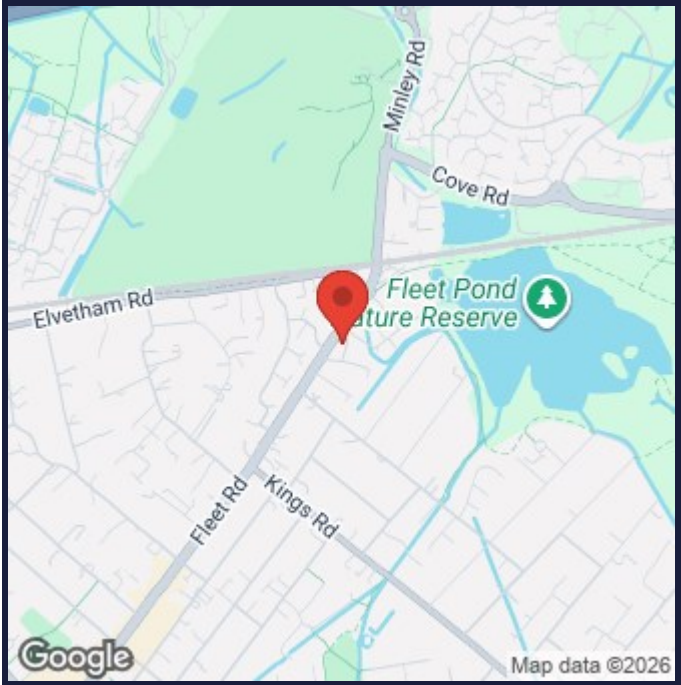




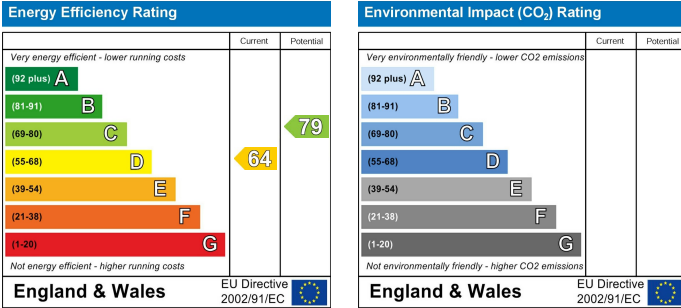
Floor Plans



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

Council Tax Band: C

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