



**Selbon**

Residential sales & lettings

Pinewood Court, Fleet,  
Hants, GU51 3BG

Offers in excess of £120,000 Leasehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)

- Ground Floor Retirement Apartment
- Communal Lounges & Gardens
- 17ft Lounge With Door To Gardens
- 2 Bedrooms & Bathroom
- For The Over 55's
- Communal Entrance With Security Entry
- Entrance Hall With Storage Cupboard
- 8ft Kitchen
- Electric Heating & Double Glazed Windows
- New 99 Year Lease On Completion

Selbon Estate Agents are delighted to offer this ground floor apartment set within the Pinewood Court Retirement Complex for the over 55s, conveniently located within close proximity of Fleet town centre and mainline railway station.

The apartment has been used as the resident managers office for a number of years and is now coming to the market for the first time, having recently been redecorated and with the benefit of a new lease of 99 years to be granted on completion.

We are advised that the current service charges are £312.86 and the ground rent is £4.16 per month making a total of £317.02 per month (£3,804.24 per annum).

Pinewood Court is accessed via a communal entrance which has security entry, communal lounges, the managers office and stairs and lifts. There is a part time manager who oversees the development and there is a guest bedroom that can be booked (subject to availability and a charge).

The front door gives access to a spacious entrance hall with storage cupboards, there are doors leading to all rooms.

The accommodation comprises a 17ft lounge has a rear aspect double glazed window and there is a double glazed door leading to the communal gardens, the 8ft kitchen has ample storage units, work surfaces and appliance space, both bedrooms measure 11ft and there is a bathroom.

Further benefits include electric heating, double glazed windows, communal grounds and there are visitor parking spaces.

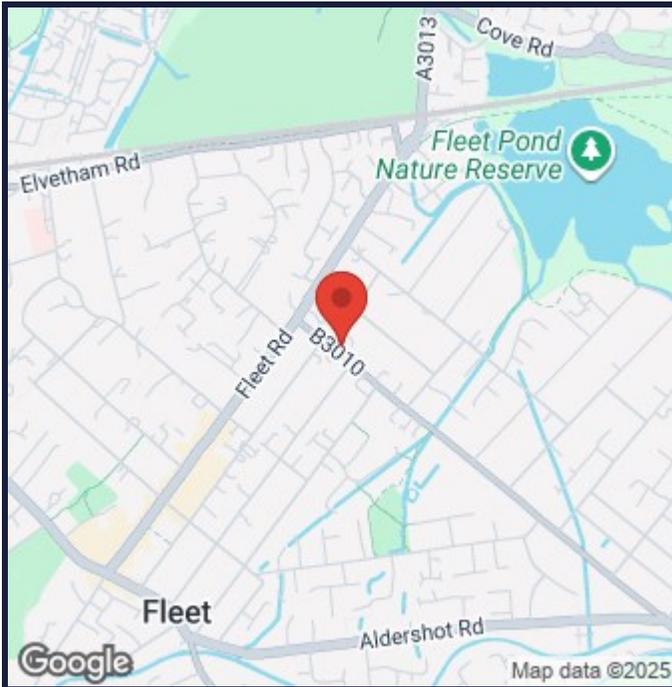
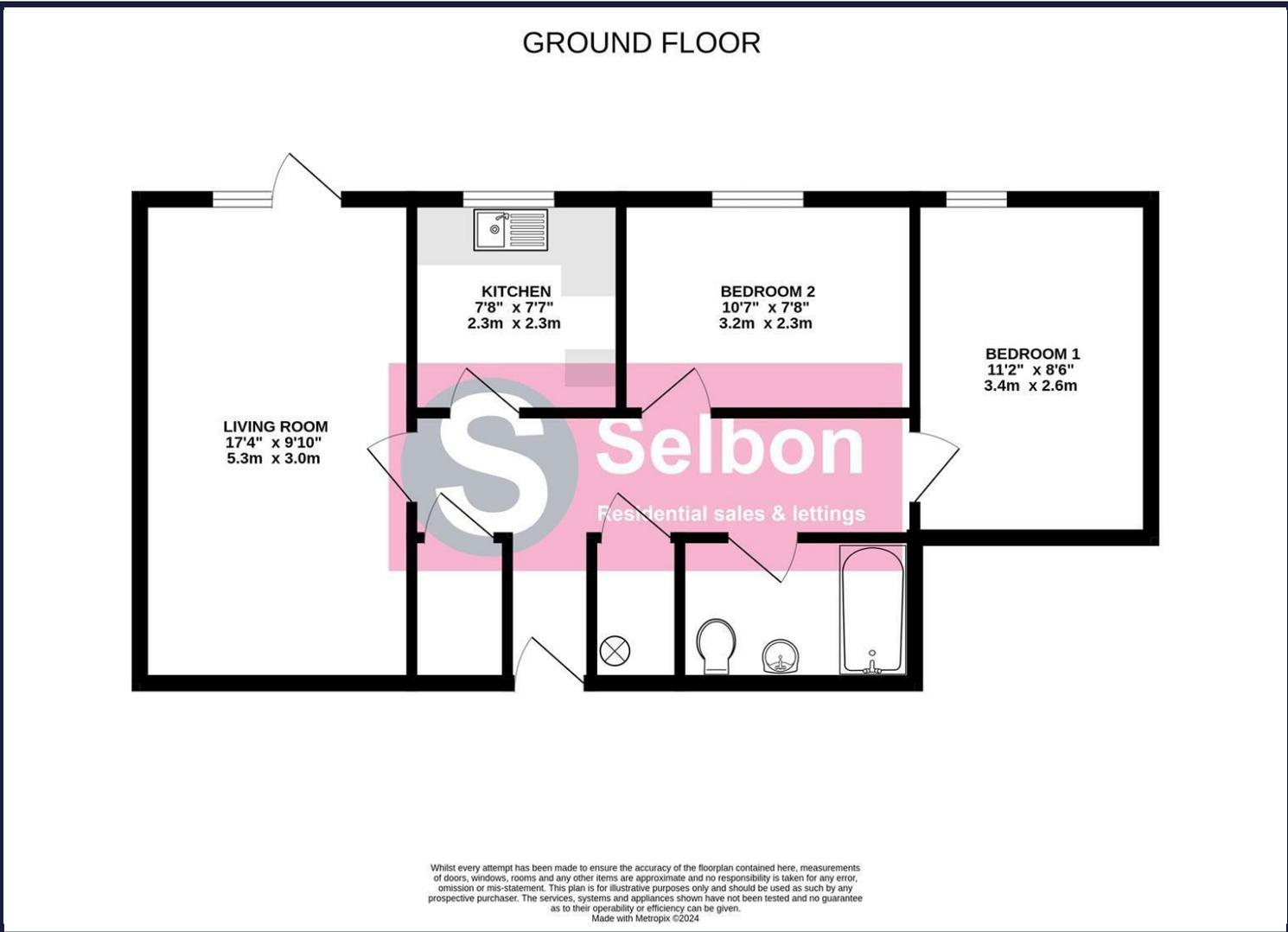
The apartment is within close proximity of Fleet town centre with an array of shops, pubs, restaurants as well as excellent communication links including the mainline railway station to Basingstoke and London Waterloo, the M3, A30 and A3.

For those who enjoy the outdoor life, there is easy access to Fleet Pond, Basingstoke canal and many other wonderful areas of beauty offering excellent walking, running and cycling routes.

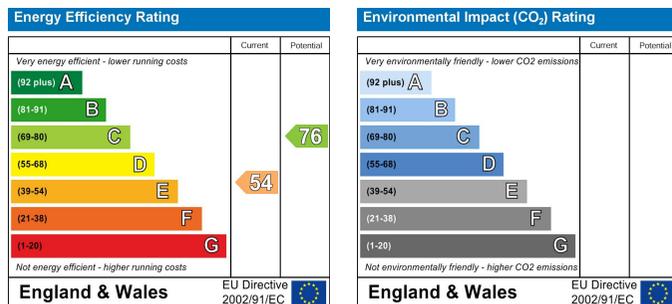
Offered to the market with no onward chain, we would highly recommend an early viewing to fully appreciate the apartment.







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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