



Selbon

Residential sales & lettings

Allamand Close, Church Crookham, Fleet,
Hampshire, GU52 8AR

Guide price £250,000 Leasehold



01252 979300

Selbonproperty.co.uk

- Two Bedroom Apartment
- Open Plan Living Space
- Fitted Kitchen
- Visitor Parking
- Crookham Park Development
- Ground Floor
- En-Suite Shower & Bathroom
- Allocated Parking
- Double Glazed Windows
- Close To Schools & Amenities

*** SOLD PRIOR TO MARKETING ***

Selbon estate agents are delighted to offer this modern ground floor maisonette to the market situated on the popular Crookham Park development in Church Crookham.

The property is accessed via its own private front door and leads to the entrance hall.

The entrance hall has doors leading to lounge/diner/kitchen and all other rooms. The modern kitchen comprises an inset one and a half bowl and drainer sink unit with mixer taps with a cupboard below, plus a further range of matching eye and base level cupboard and drawer units, Granite worksurfaces, fitted 4 ring stainless steel gas hob with a stainless steel cooker hood above and an electric oven, integrated dishwasher, washing machine and fridge/freezer, concealed combination boiler for the hot water and central heating, inset spotlights, dual aspect double glazed window.

There are two bedrooms. Bedroom one benefits from an en-suite shower room. A further bathroom with three piece suite completes this stunning property.

Further benefits include a combination boiler serving the gas central heating and hot water, double glazed windows, an allocated parking space (to the rear of the property) visitors parking, bike store and a bin store.

We are advised by the vendor that there is approximately 113 years remaining on the lease. The ground rent is £380.68 per annum and the service charge is £100.81 per month.

The Crookham Park development benefits from an abundance of outside space including the SANGS land which leads to village of Ewshot. A community centre, Sainsburys local and Tweseldown Infant school are all in easy reach.

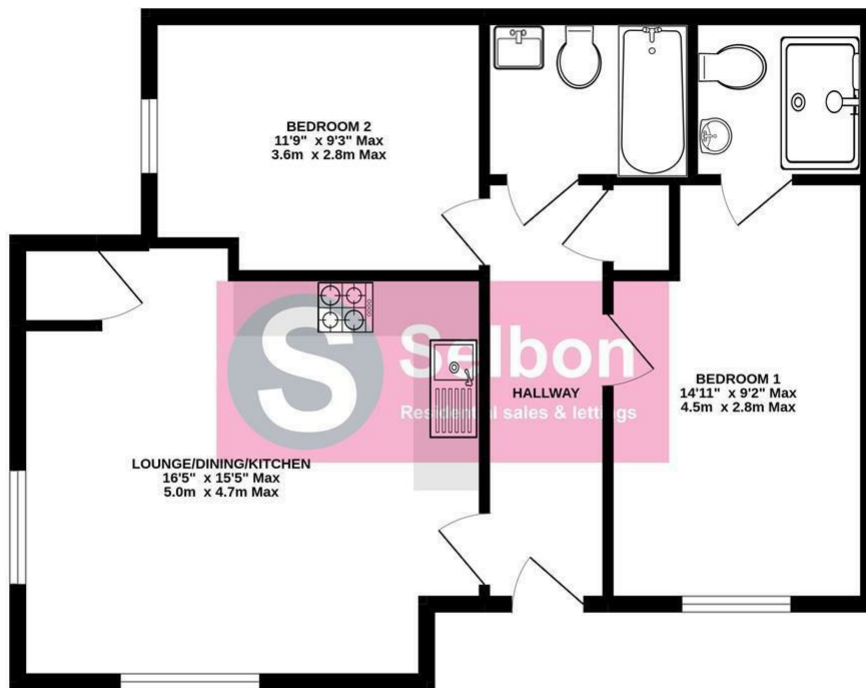








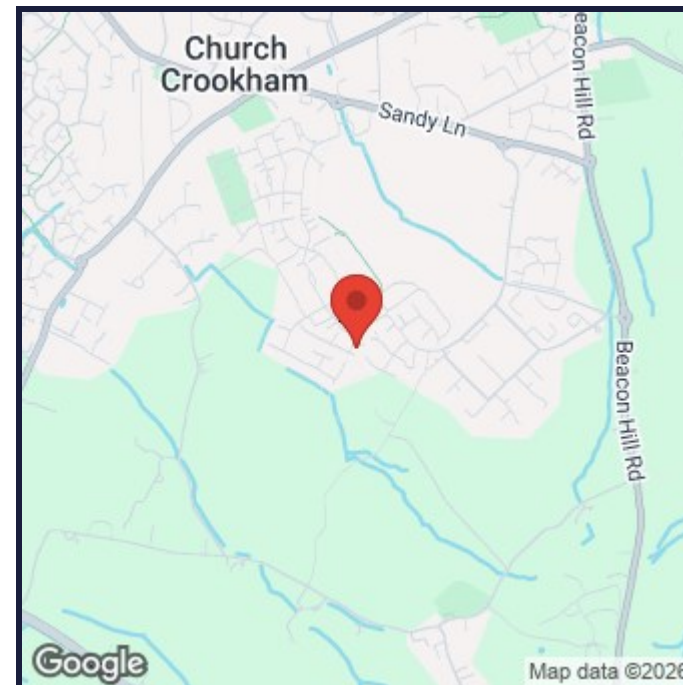
Floor Plans



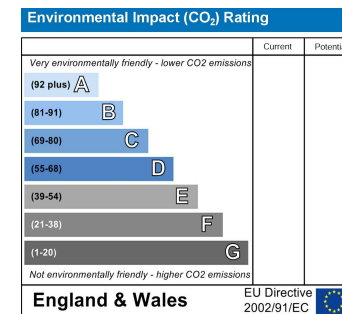
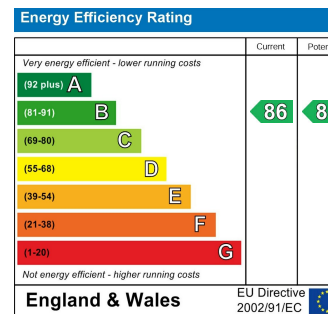
TOTAL FLOOR AREA : 618 sq.ft. (57.4 sq.m.) approx.

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 here have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Performance Graph



Council Tax Band: C

Viewing

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

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