



Selbon

Residential sales & lettings

Annettes Croft, Church Crookham, Fleet,
Hampshire, GU52 0XN
£195,000 Leasehold



01252 979300
Selbonproperty.co.uk

- First Floor Maisonette
- Kitchen
- Bathroom
- Wood Double Glazed Windows
- 91 Year Lease
- Split lounge & Dining Area
- Double Bedroom With Built In Wardobes
- Electric Heating
- Allocated Parking Space
- No Onward Chain

Selbon Estate Agents are delighted to offer this modern first floor maisonette to the market, situated on the ever popular Zebon Copse development.

The property is an ideal first time or investment purchase with Zebon Copse being popular for landlords and tenants alike. We are advised that the property was granted a 125 year lease on 30th September 1992 with approx 91 years remaining. There is a peppercorn ground rent and the current service charges are £121.23 per month (£1,212.30 over 10 months).

We are advised by the owner that they have started the lease extension, taking the lease to 181 years, to be in place by the completion of a sale. We await confirmation the process has started.

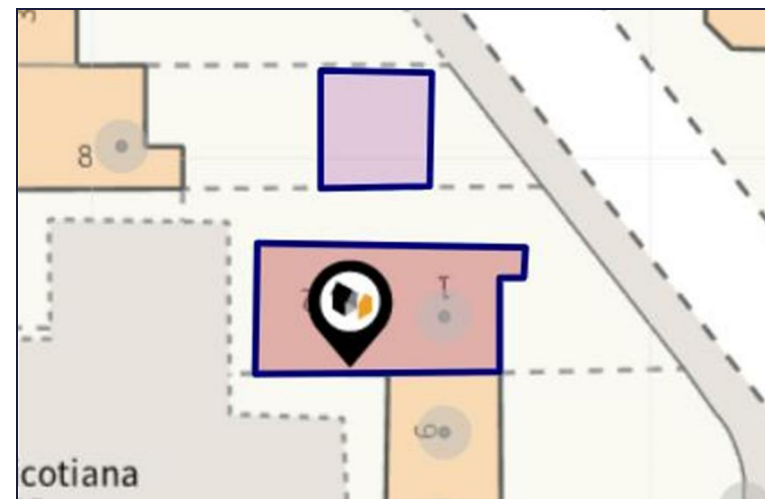
The property is accessed via a pathway leading to a covered entrance with a front door to the entrance hall, which in turn has stairs leading to a small landing, with a door leading to the open plan lounge/dining area.

Both the lounge and dining areas have windows, the lounge area currently has a sofa and a small dining table and chairs, with the dining area, currently being used as a home office with the layout of the room, allowing, flexible living space.

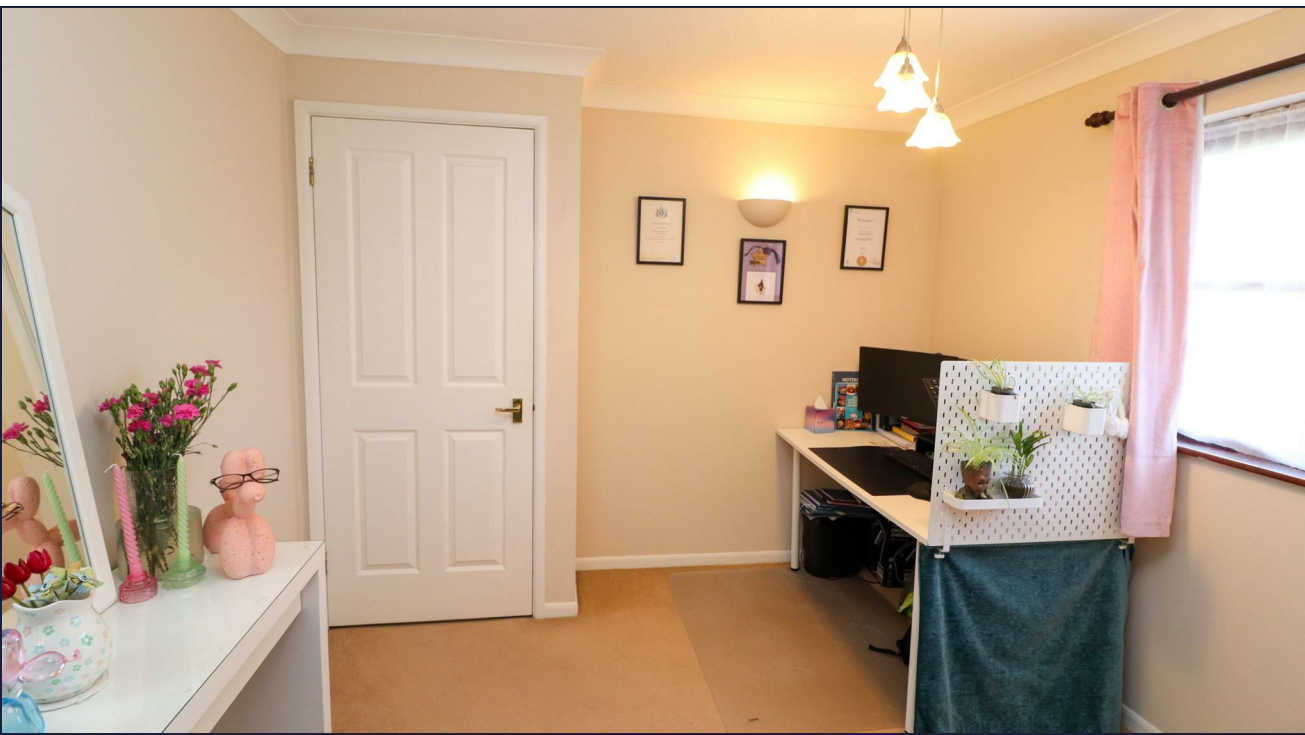
There is a door from the dining area to an inner hallway, with an airing cupboard and doors leading to the bay fronted double bedroom, with built in wardrobes and the bay offering further storage space. Further doors lead to the fitted kitchen with some integrated appliances and a bathroom.

Further benefits include electric heating, wooden double glazed windows, a bin store area and an allocated parking space.

Zebon Copse has its own convenience store, a wealth of walking, running and cycling routes including the Basingstoke canal and a community centre. Fleet Town Centre is in close proximity with its shopping and leisure facilities, infant, junior and senior schools and health care services. Fleet mainline railway station offers services to London Waterloo, whilst junction 4a of the M3 motorway is a short drive away.

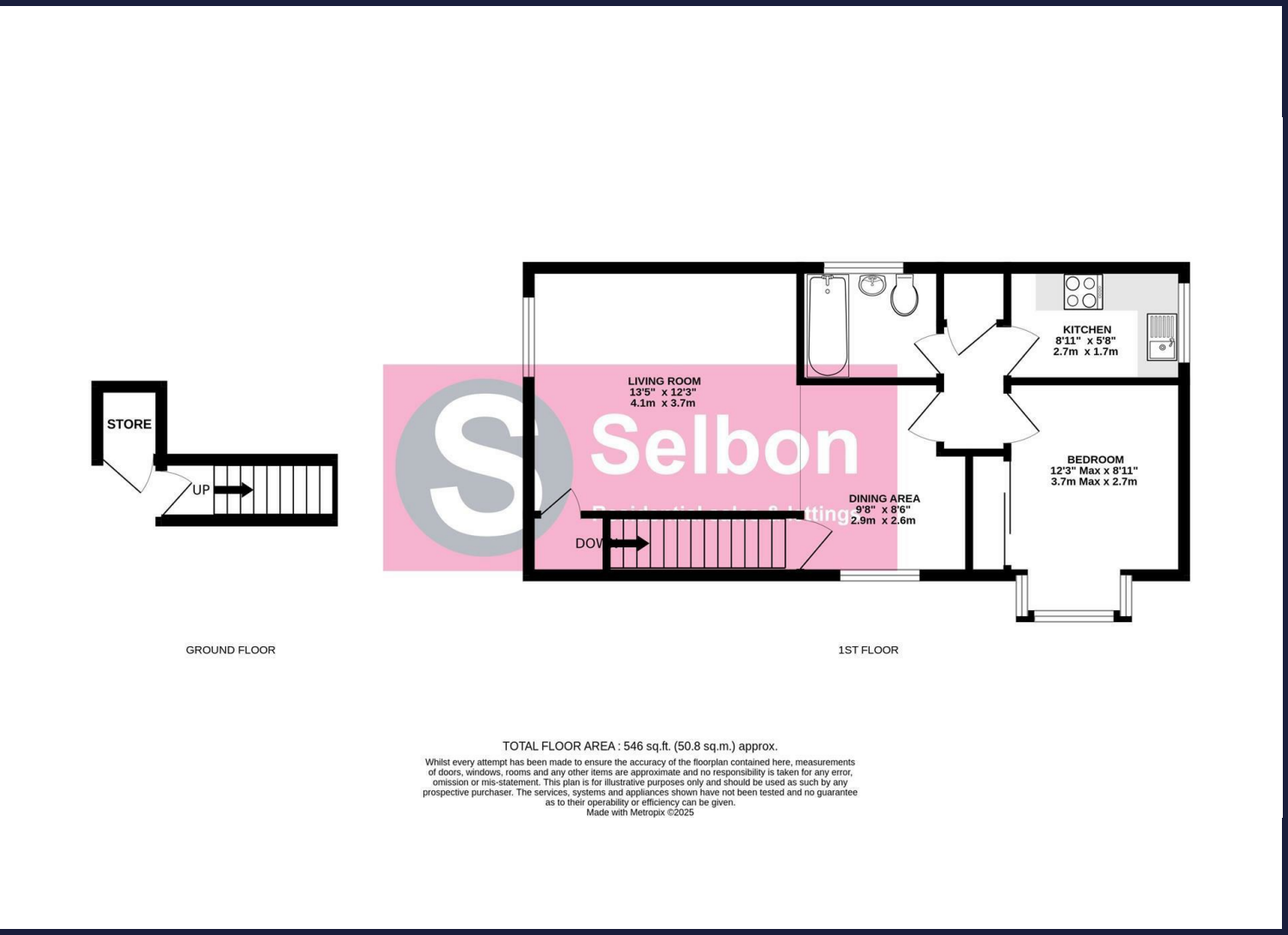








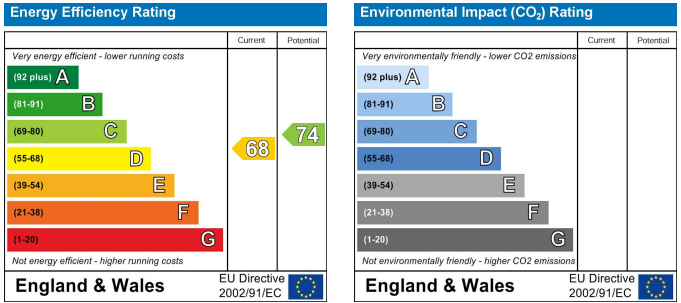
Floor Plans



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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