



**Selbon**

Residential sales & lettings

Cranbrook Court, Fleet,  
Hampshire, GU51 4QA

£325,000 Leasehold



**01252 979300**  
Selbonproperty.co.uk

- Ground Floor Maisonette
- Three Bedrooms
- Re-Fitted Kitchen
- Re-Fitted Shower Room
- Approx. 937 Lease Remaining
- Re-Fitted & Re-Furnished Internally
- Generous Bay Fronted Living/Dining Room
- Entrance Hallway With Storage Cupboards
- Permit Parking & Garage (In a Block)
- Close to Fleet Station & Town Centre

Selbon Estate Agents are delighted to offer this deceptively spacious three bedroom ground floor marionette to the market, which has been completely re-furnished and updated by the current owner to a high specification. The property is conveniently located within close proximity to Fleet town centre and main line railway station.

The property was granted a 999 year lease granted in 1964 with approx 937 years remaining. The ground rent is £20 per annum and the service charge is £86 per month (£1032 PA) and the property is an excellent first time or investment purchase.

Accessed via pathway leading to a double glazed front door, which gives access to a bright entrance hall with doors leading to the lounge, kitchen, three bedrooms and shower room as well as a storage cupboard.

The bright and airy 20ft. bay fronted lounge/dining room has views over the front garden with space for table and chairs. The re-fitted kitchen benefits from eye and base level cupboard and drawer units with built-in oven, hob and extractor over. There is space for a washing machine.

Bedroom one is a generous double bedroom over looking the communal grounds to the rear of the home. The second double bedroom is also rear aspect. The third bedroom is a good size single, ideal as a guest room or home office, the shower room has been re-fitted with a white suite with separate shower cubicle, hand wash basin and W.C.

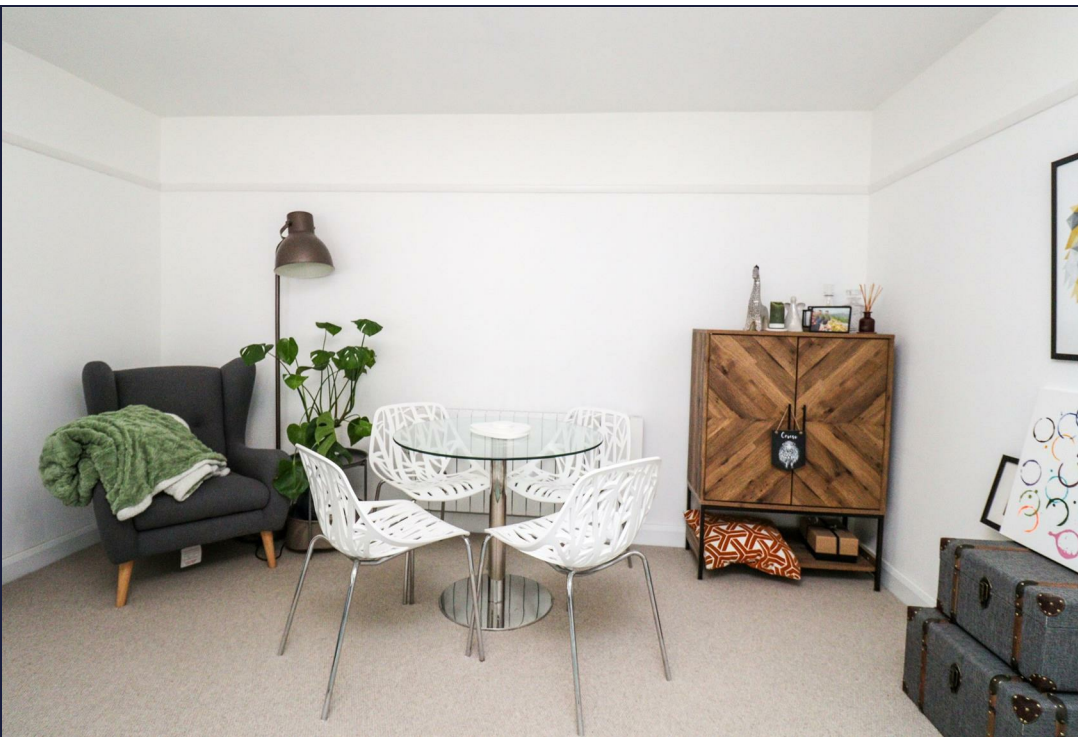
The property further benefits from double glazed windows, new electric heating, communal grounds to the front and rear, there is a single garage in a nearby block as well as there being permit parking available (one permit per home as well as the option to purchase visitor permits as well)

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 out doors, there is easy access to Hart leisure centre and a selection of excellent walking and cycling routes.

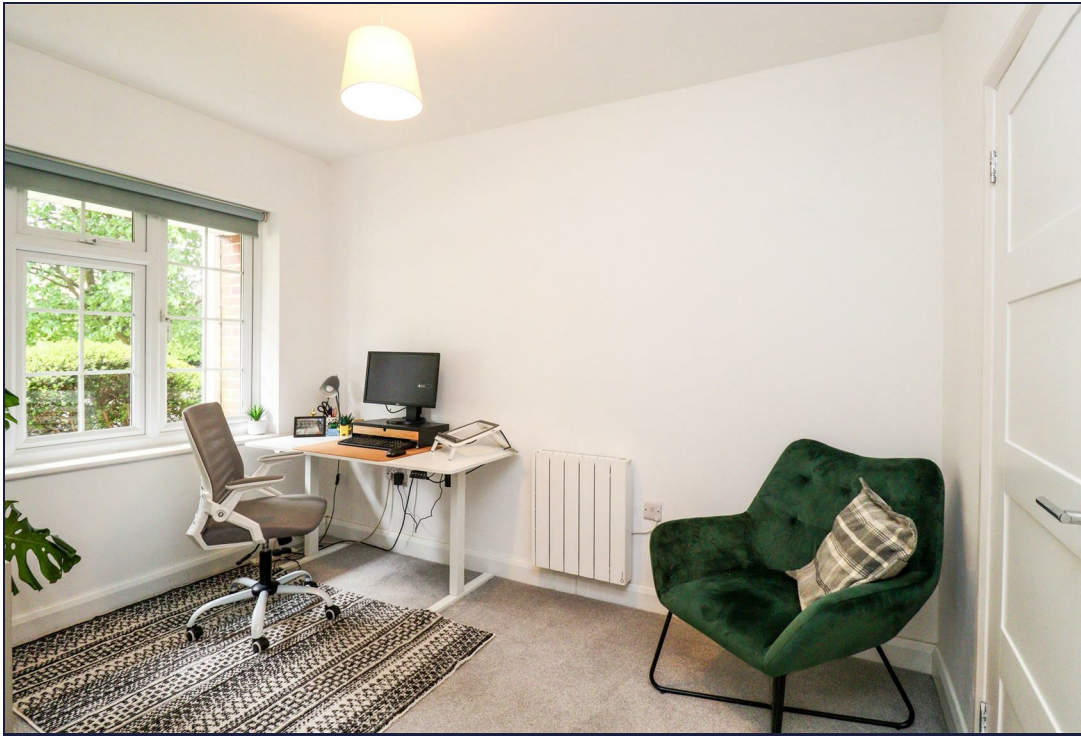














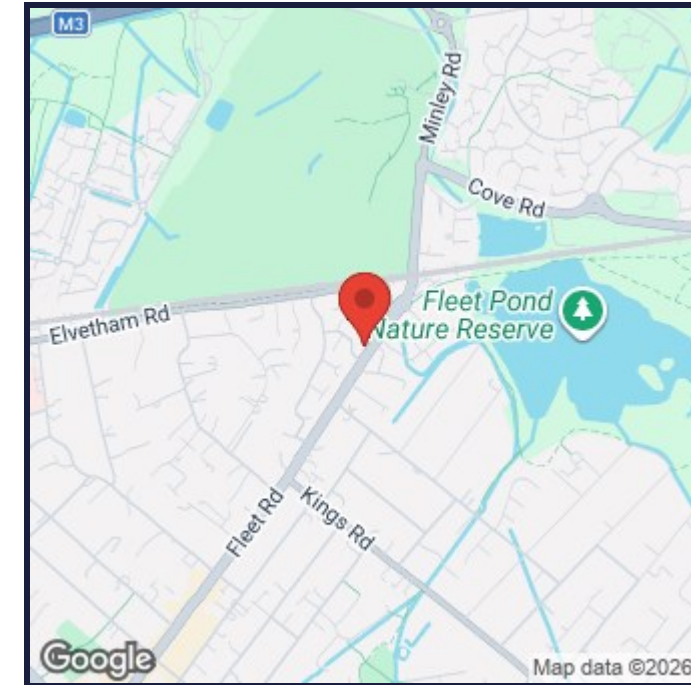
## Floor Plans

### GROUND FLOOR

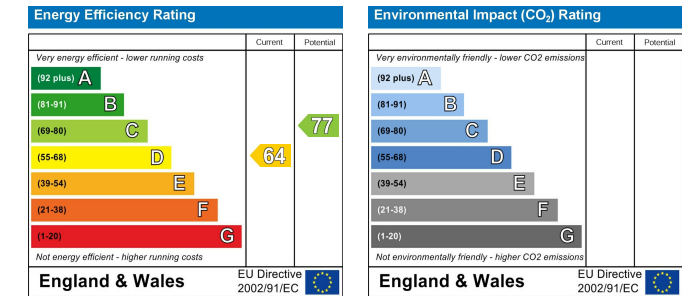


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown 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



## Viewing

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

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Council Tax Band: C

### Selbon Property Services Ltd

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