



Selbon
Residential sales & lettings

Newton Drive, Church Crookham,
Hampshire, GU52 8BP
Offers over £250,000 Leasehold

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01252 979300
Selbonproperty.co.uk

- Ground Floor Maisonette
- Open Plan Kitchen/Living/Dining Room
- En-Suite Shower Room & Family Bathroom
- Close to Local Amenities & Schools
- Approx. 114 Year Lease Remaining
- Two Bedrooms
- Re-Fitted Kitchen
- Allocated Parking Space & Visitor Parking
- Gas Central Heating & Double Glazed Windows
- Close to Outdoor Space

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.

In our opinion the property is in excellent condition throughout and is finished to a high specification making it an ideal first time or investment purchase.

The property is accessed via its own front door which leads to the entrance hall. The entrance hall has access to storage cupboards, door leading to the open plan kitchen/living/dining room. The dual aspect living room offers a wonderful large south easterly facing feature window bringing a bright and airy feel into the room.

The modern re-fitted kitchen comprises; eye and base level cupboard and drawer units, roll edge worksurfaces, fitted 4 ring stainless steel gas hob with a stainless steel cooker hood above and an electric oven, integrated dish washer, washing machine and fridge/freezer, concealed combination boiler for the hot water and central heating, inset spotlights, side aspect double glazed window.

There are two double 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, communal secure bike store and a bin store. Newton Drive is within close proximity of two parks, tennis and basketball courts as a well as the community centre that hosts numerous classes and activities.

We are advised by the vendor that there is approximately 114 years remaining on the lease. The ground rent is £380.68 per annum and the service charge is £83 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 local schools.



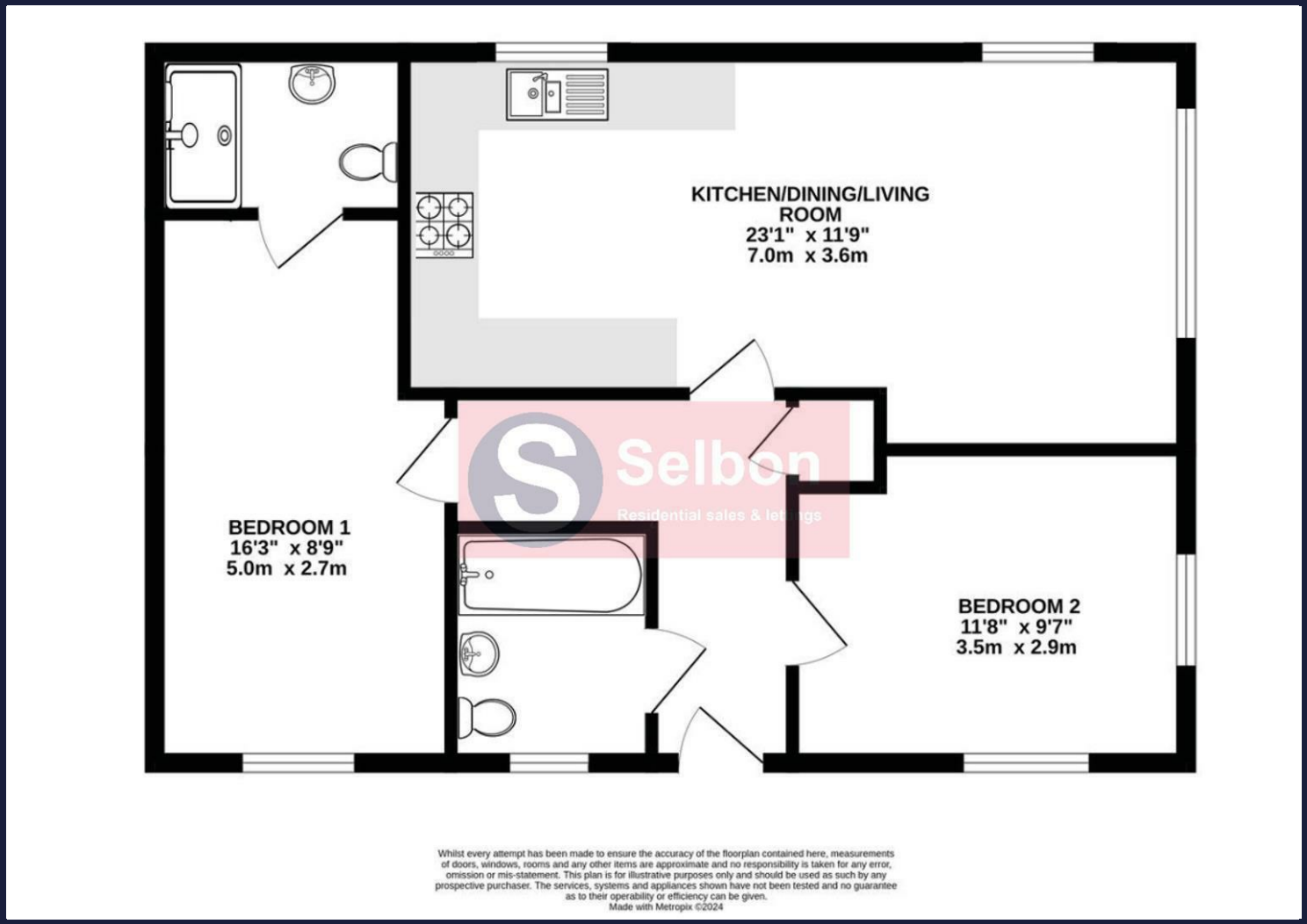








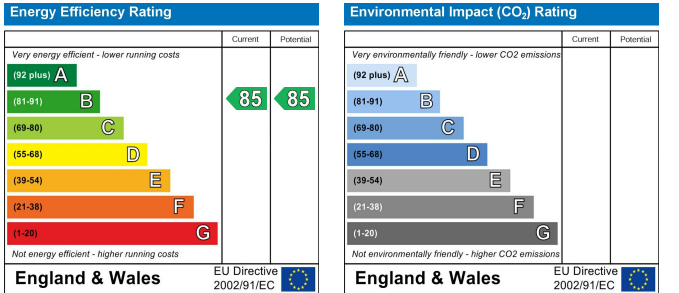
Floor Plans



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

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Council Tax Band: C