



Selbon
Residential sales & lettings

Grenham Court, Church Crookham,
Hampshire, GU52 8BE
Guide price £255,000 Leasehold

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01252 979300
Selbonproperty.co.uk

- Crookham Park Development
- Two Bedrooms
- Balcony
- Gas Central Heating & Double Glazed Windows
- Close to Parks and Open Space
- First Floor Apartment
- Open Plan Living Accommodation
- Allocated Parking Space
- Close to Local Schools & Amenities
- Lease: Approx. 88 Years Remaining

Selbon Estate Agents are delighted to offer this modern two bedroom first floor apartment to the market situated on the popular Crookham Park development in Church Crookham.

The property is accessed via a communal entrance with the post boxes and stairs leading to the first floor landing, there is a front door leading to the entrance hall.

The entrance hall has access to a storage cupboard, door leading to an open plan kitchen/lounge/dining room. French doors lead to a balcony with space for table and chairs. 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, roll edge worksurfaces, fitted 4 ring stainless steel gas hob with a stainless steel cooker hood above and an electric oven. There is space for further white goods.

There are two bedrooms and a bathroom with white suite.

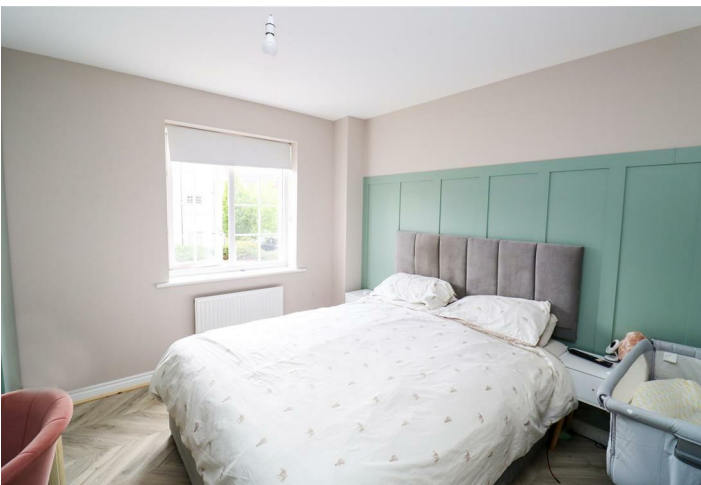
Further benefits include; double glazed windows, allocated parking space, ample visitors parking and a bin store.

We are advised by the vendor that there is approximately 88 years remaining on the lease. Service charges will need to be confirmed via a solicitor as the property is currently a shared ownership property where the current charges are included in the rent.

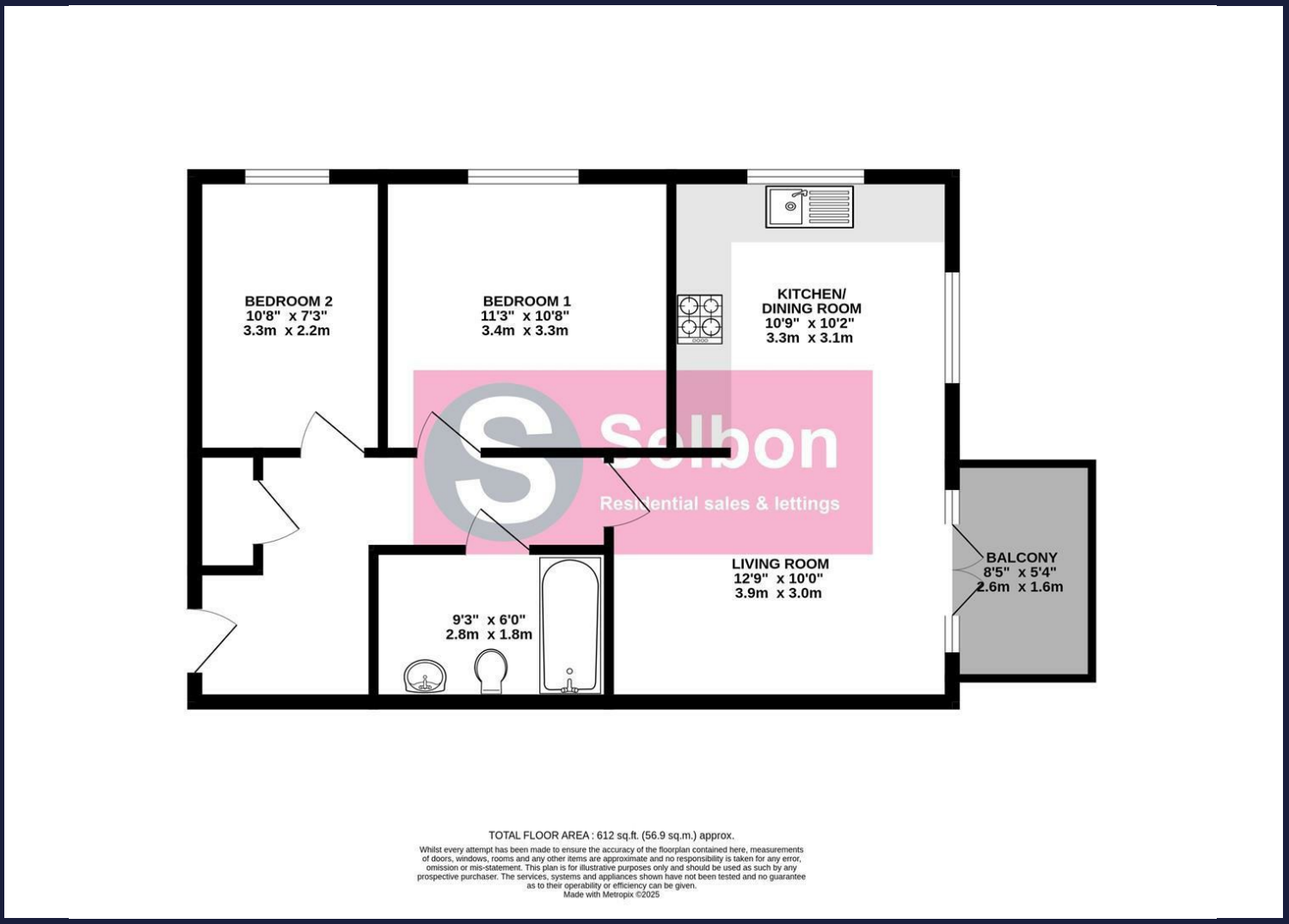
The property is also listed at a guide price of £89,250 for a 35% share. We are advised that the approximate rental figure, service charge and management fee is around £600 per month.

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



Viewing

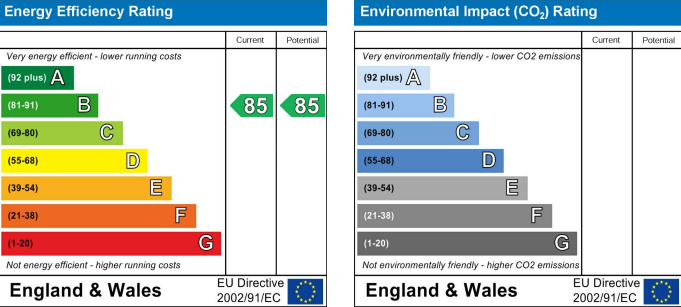
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Area Map



Energy Performance Graph



Council Tax Band: C