



Selbon

Residential sales & lettings

Tudgy Gardens, Crookham Village, Fleet,
Hampshire, GU51 5BZ

Offers in excess of £290,000 Leasehold

 2  1  1  B

01252 979300

Selbonproperty.co.uk

- First Floor Maisonette
- Dual Aspect Lounge
- 2 Double Bedrooms
- Gas Radiator Heating & Double Glazed Windows
- 117 Year Lease (No Ground Rent)
- Entrance Hall & Landing
- Open Plan Kitchen
- Bathroom
- Carport & Parking Space
- Crookham Village Location

Selbon Estate Agents are delighted to offer this modern first floor maisonette to the market, situated in a cul de sac, on a small development, in the ever popular Crookham Village area of Fleet.

The current vendor purchased the property through Selbon in 2021 and has advised us that they have thoroughly enjoyed living in their home, due to the village location, they have the best of both worlds, semi rural setting with the convenience of easy access to all local amenities and excellent communication links.

The property was granted a 125 year lease in September 2017 with 117 years remaining, there is no ground rent to be paid and the current monthly charges are £106.33 (£79.22 service charge, £15.11 insurance and £12 management charge).

Accessed via an open plan garden area with a path leading to a covered entrance with the front door, which in turn gives access to the entrance hall with stairs leading to the first floor landing.

The landing has access to the loft, 2 storage cupboards, with doors leading to the lounge, 2 bedrooms and bathroom.

The bright 13ft lounge is dual aspect, giving open plan access to the 9ft fitted kitchen with ample work surfaces, storage units and some integrated appliances.

There are two double bedrooms, the main bedroom measures 15ft and the second bedroom measures 12ft and the bathroom boasts a modern white suite.

Further benefits include gas central heating, double glazed windows, an area of garden to the front, 2 parking spaces including one car port space and there is visitor parking.

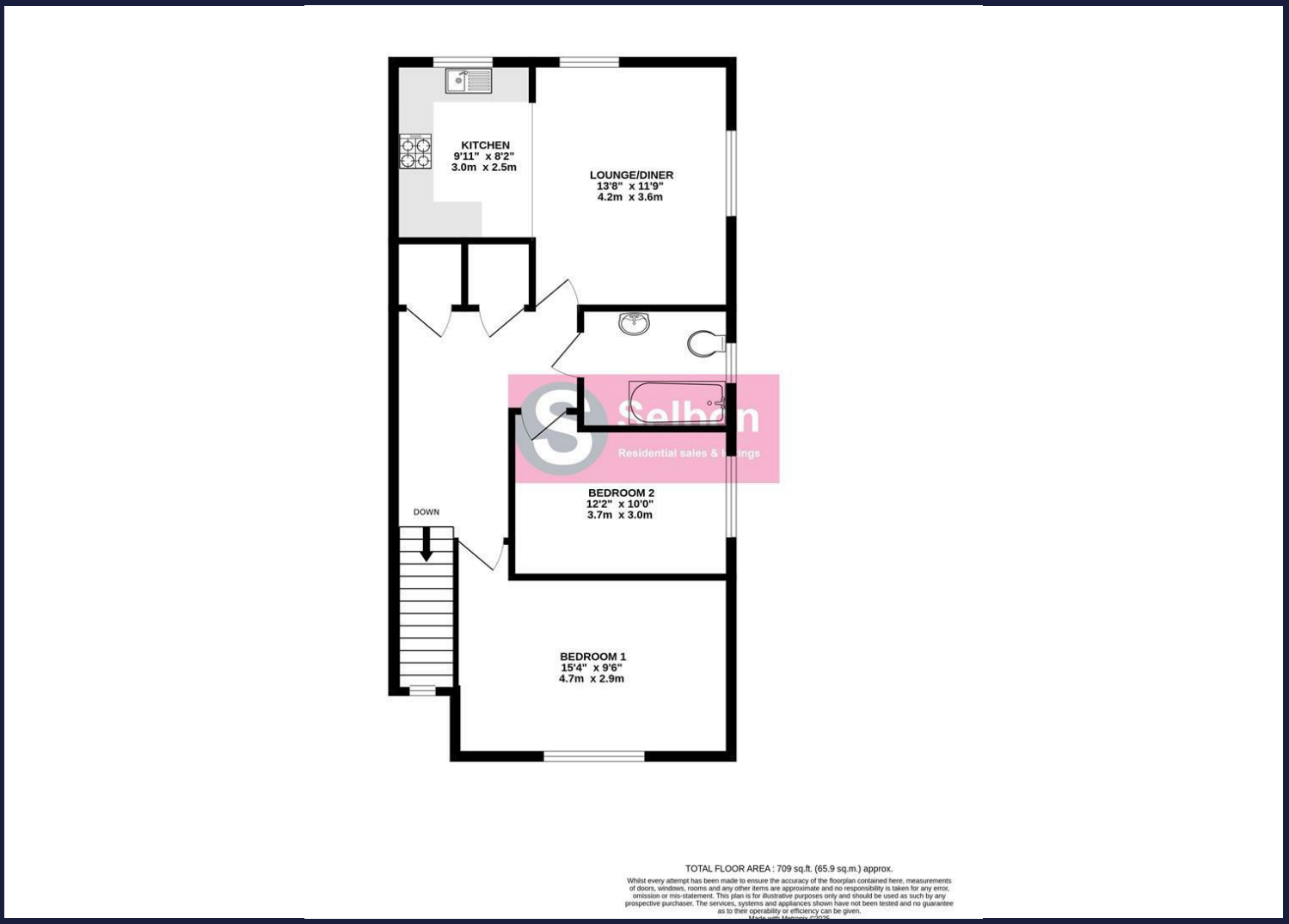
Crookham Village is conveniently located close to local walking, running and cycling routes including the Basingstoke canal and Edenbrook country park and is within walking distance of 3 local pubs. Fleet town centre, mainline railway station, hart leisure centre and many more amenities are all within driving distance.

An ideal first time or investment purchase, we recommend an early viewing to appreciate this home and to avoid disappointment.





Floor Plans



Viewing

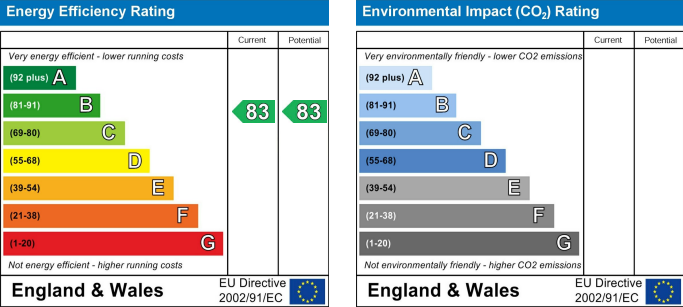
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Area Map



Energy Performance Graph



Council Tax Band: C