



- First Floor Maisonette
- 8ft Fitted Kitchen
- 4 Piece Bathroom
- Timber Double Glazed Windows
- 91 Year Lease (£1224.05 Service Charge)
- 15ft Lounge/Dining Room
- 2 Bedrooms
- 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, in Church Cookham.



The property is an ideal first time, investment purchase with Zebon Copse, being popular for landlords and tenants alike or perfect for those looking to downsize and have a lock up and go home.



The property was granted a 125 year lease on 1st October 1991 with approx. 91 years remaining, there is a peppercorn ground rent and the current service charges are £102.04 per month (£1224.5 PA).

The current vendors have owned the property since 2000, with the property rented consistently during this period, the kitchen was replaced in 2012 and remains in good condition and the vendors replaced a couple of electric storage heaters.

The covered entrance has a front door to the entrance hall, there are stairs leading to a small landing with a door leading to the landing, which in turn has a double storage cupboard, airing cupboard and doors to all rooms apart from the kitchen.



The 15ft dual aspect lounge/dining room has room for table and chairs, the 8ft kitchen has ample work surfaces, storage cupboards and some integrated appliances.

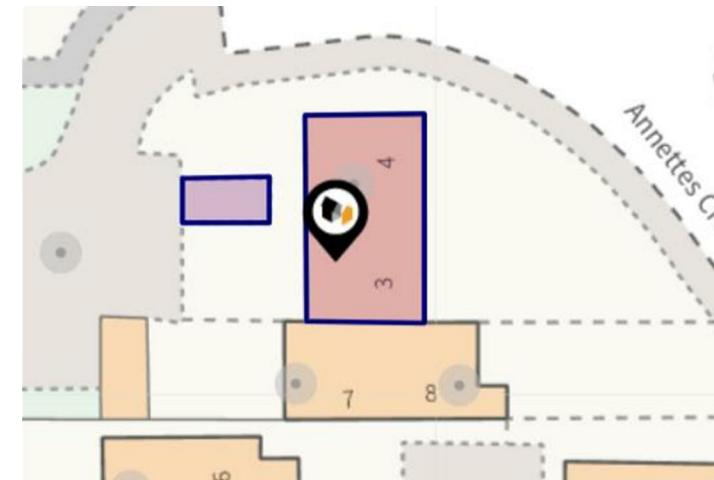
There are two good size bedrooms and a bathroom with a white suite with both a bath and shower.

Further benefits include electric heaters, loft space and an allocated parking space, directly outside the front of the property, as well as visitor spaces.

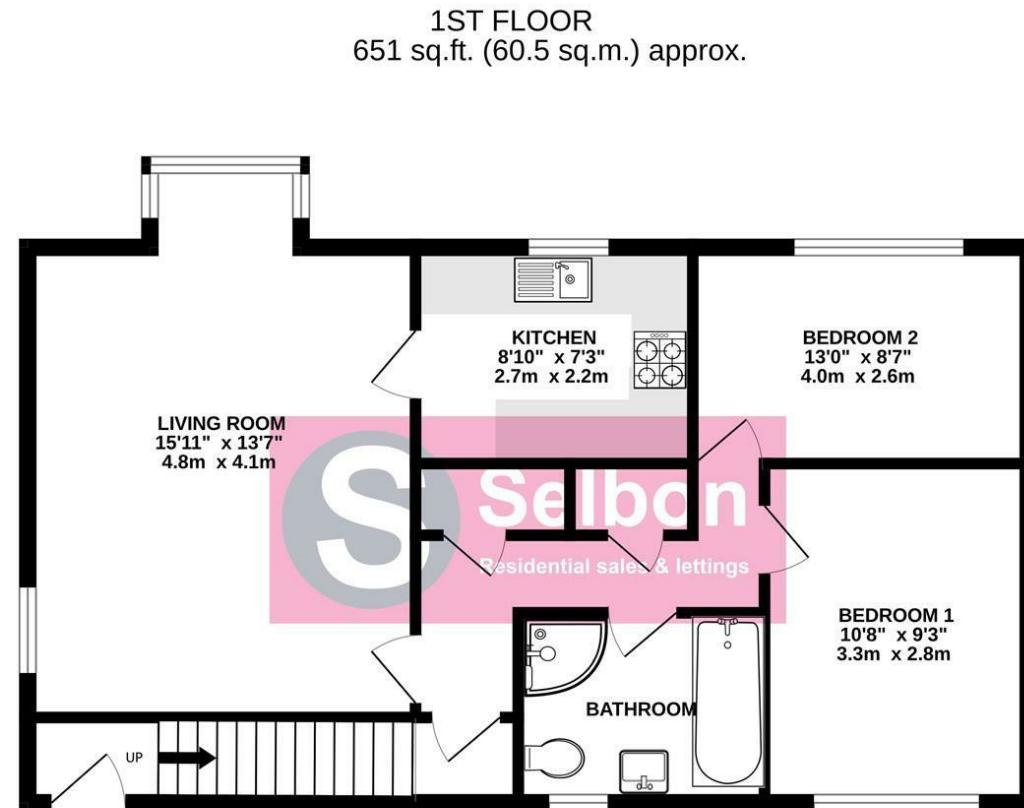
Zebon Copse has its own convenience store, a wealth of walking, running and cycling routes including the Basingstoke canal and a community centre. Fleet Town Centre is in close proximity with its shopping and leisure facilities, infant, junior and senior schools and health care services.

Fleet mainline railway station, offers services to London Waterloo, whilst junction 4a of the M3 motorway is a short drive away along with the historic villages of Hartley Wintney and Odiham.

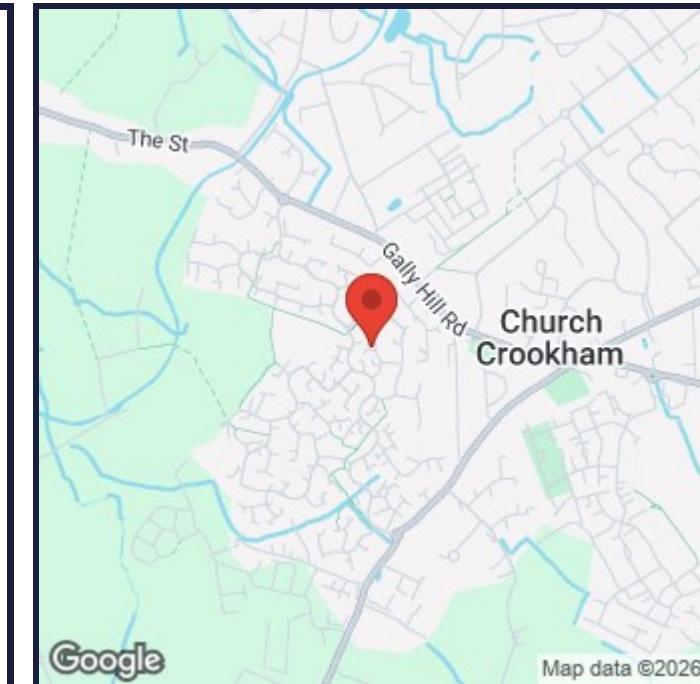
Offered with no onward chain.



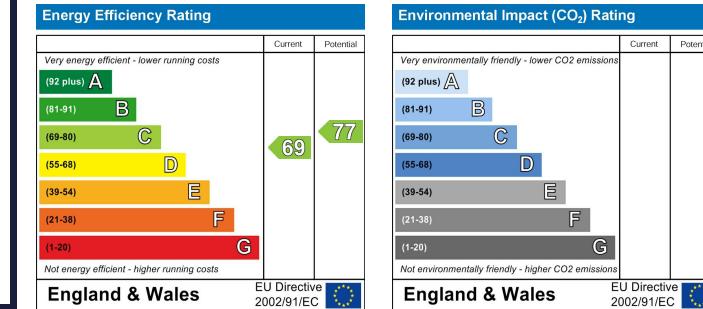
## Floor Plans



## 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