



Selbon

Residential sales & lettings

Allamand Close, Church Crookham, Fleet,
Hampshire, GU52 8AR

Offers over £250,000 Leasehold

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01252 979300
Selbonproperty.co.uk

Allamand Close

Church Crookham, Fleet, Hampshire, GU52 8AR

- Ground Floor Apartment
- Kitchen/Lounge/Dining Room
- En-Suite & Family Bathroom
- Gas Central Heating & Double Glazed Windows
- Close to Local Schools & Amenities
- Open Plan Living Accommodation
- Two Bedrooms
- Allocated Parking & On Street Visitor Parking
- Crookham Park Development
- No Onward Chain

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.

The property is accessed via its own private front door and leads to the entrance hall.

The entrance hall has doors leading to lounge/diner/kitchen and all other rooms. 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, Granite worksurfaces, fitted 4 ring stainless steel gas hob with a stainless steel cooker hood above and an electric oven, integrated dishwasher, washing machine and fridge/freezer, concealed combination boiler for the hot water and central heating, inset spotlights, dual aspect double glazed window.

There are two 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, bike store and a bin store.

We are advised by the vendor that there is approximately 115 years remaining on the lease. The ground rent is £250.00 per annum and the service charge is £74 per month.

The current tenant would be willing to stay on if the property is bought as an investment purchase. The current rent is £1270pcm.

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.



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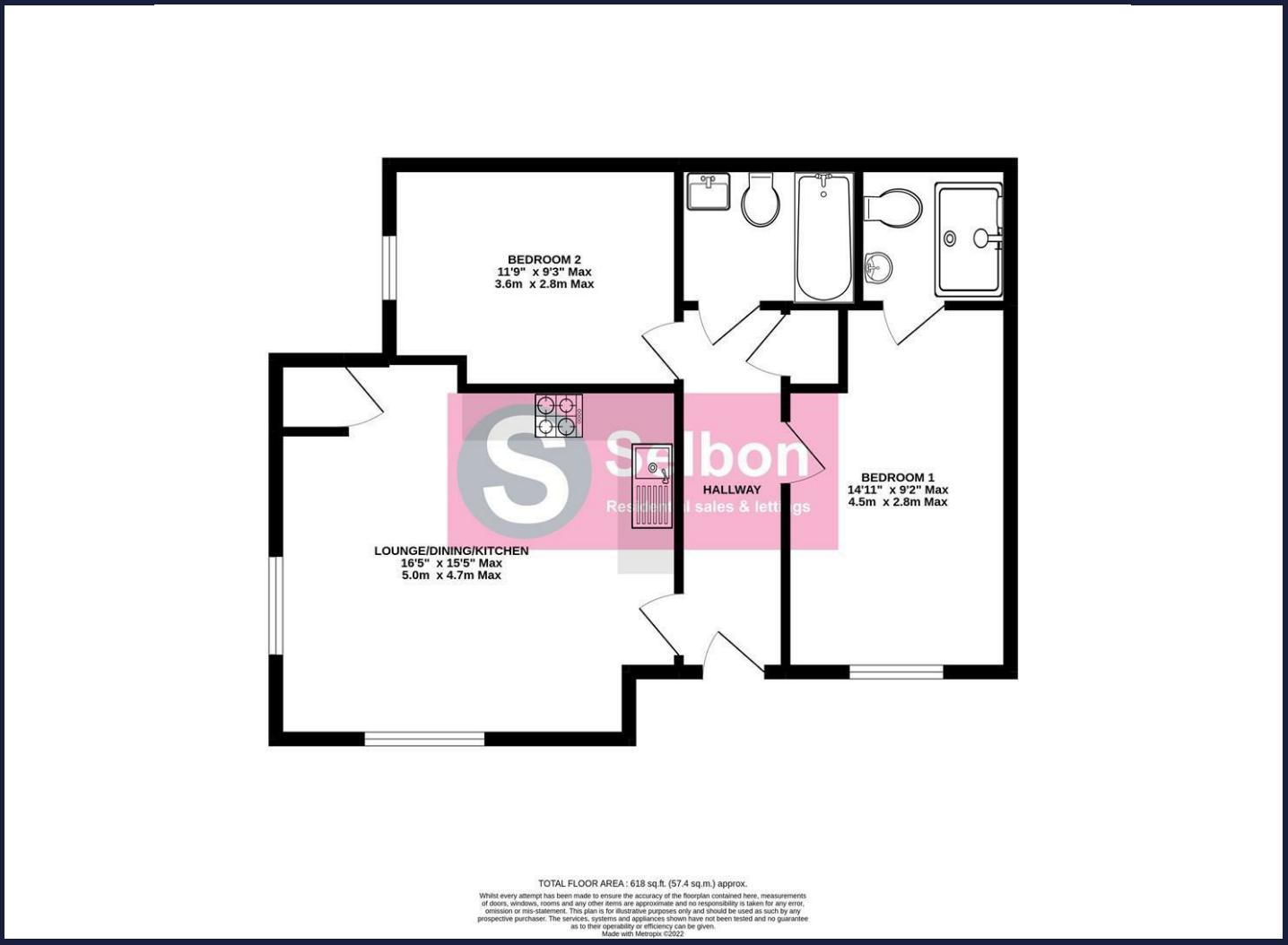
Directions

Please put postcode GU52 8A\$ in to your sat nav, enter Jubilee Drive from the Sainsbury's end of Crookham Park and follow the road around until you reach Allamand Close where the property will be found in front of you.





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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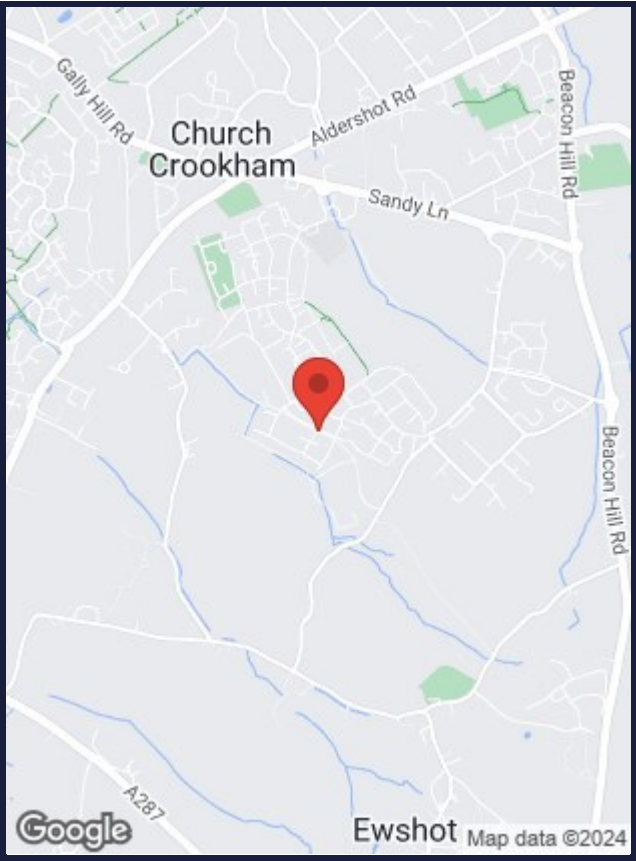
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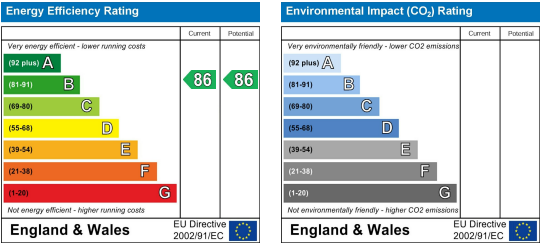
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Area Map



Energy Performance Graph



Council Tax Band: D