



**Selbon**

Residential sales & lettings

115-123 Fleet Road, Fleet,  
Hants, GU51 3PD

Offers in excess of £180,000 Leasehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)

- Modern converted ground floor apartment
- Lounge with utility cupboard
- Double bedroom
- Electric radiator heating & double glazed windows
- Close to town centre & Fleet station
- Communal entrance as well as own rear access
- Open plan fitted kitchen
- Modern bathroom
- Allocated parking space
- No onward chain

Selbon Estate Agents are delighted to offer this ground floor apartment to the market, conveniently located within close proximity of Fleet town centre.

This modern apartment was converted in 2017 with a 125 year lease being granted on 1st January 2017 with 118 years remaining. We are advised that the annual ground rent is £250 and the current service charges for the current year are £1685.15.

An ideal first time or investment purchase, the home would also suit those looking to downsize and have a lock and go apartment or for those who commute to London with Fleet mainline station a short walk or driveway.

Accessed either by the communal entrance to the front of the property or via a personal door to the kitchen from the car park at the rear of the property, The communal entrance has security entry phone system and the hallway has the mail boxes and leads to the apartments front door.

The front door gives access to the bright lounge with large windows, there is a utility cupboard, entry phone system, doors to the double bedroom, good size bathroom with a white suite and an open plan kitchen with a good range of storage units, worksurfaces and some integrated appliances as well as a door leading to the car park.

Further benefits include electric radiator heating, double glazed windows and an allocated parking space to the rear of the property, there are visitor spaces (requiring use of a visitor permit).

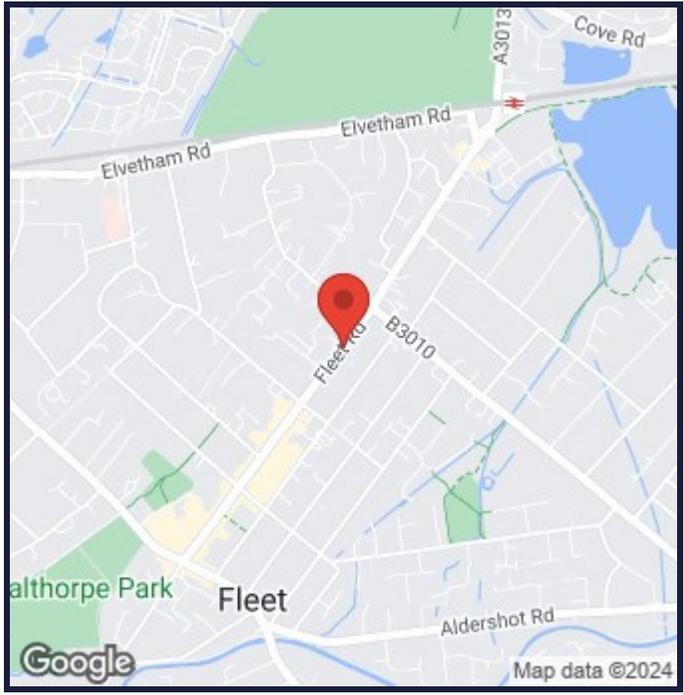
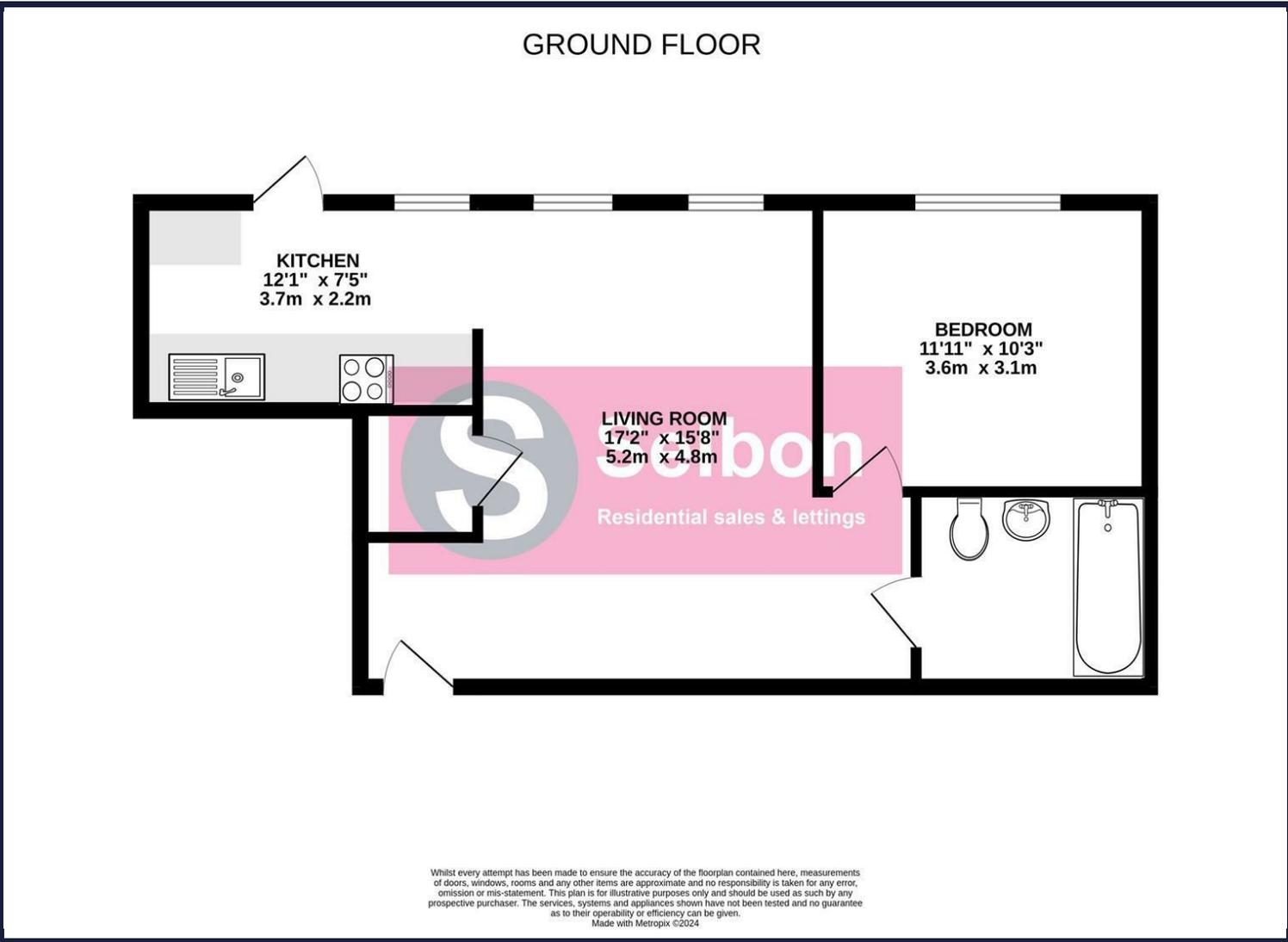
The apartment is within walking distance of local shops, pubs, restaurants and sought after schools as well as excellent communication links including the mainline railway station to Basingstoke and London Waterloo, the M3, A30 and A3.

For those who enjoy the outdoor life, there is easy access to Fleet Pond, Basingstoke canal and many other wonderful areas of beauty offering excellent walking, running and cycling routes.

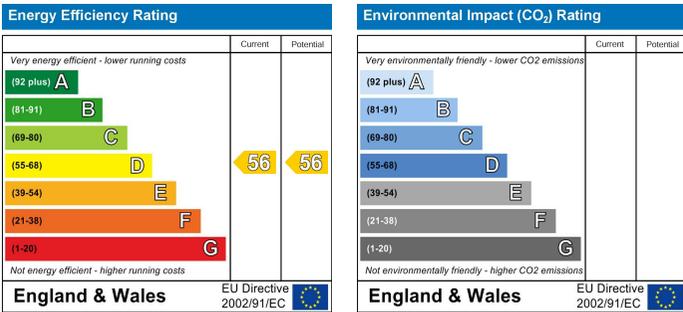
Offered to the market with no onward chain, we would highly recommend and early viewing to fully appreciate this fine apartment.







Energy Performance Graph



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

**Council Tax Band: B**

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