



# Selbon

Residential sales & lettings

Redfields Lane, Church Crookham, Fleet,  
Hampshire, GU52 0AE

Offers over £185,000 Leasehold



**01252 979300**

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



- No Onward Chain
- Second Floor
- Finished To A High Standard
- Balcony
- Communal Lounge
- Retirement Apartment
- On-Site Transport Available
- Two Toilets
- Kitchen
- On-site Beauty Treatment Room, Hair Saloon and Cafe

Selbon Estate Agents are delighted to offer to the market this one bedroom second floor retirement apartment which is situated within the sought after development of Keble Court in Church Crookham. Benefits to this property include a 21ft living/dining, balcony area with views of the gardens within Kebele Court and no onward chain.

The light and airy entrance hall offers ample built-in storage cupboards, a W/C cloakroom and a skylight. The generous living room offers access through a set of French doors to the balcony with views over the communal grounds. Off the living room the kitchen offers plenty of storage and additional appliance space. The kitchen offers a range of fully fitted integrated appliances including oven, hob, dishwasher, and additional appliance space.

The main bedroom benefits from a built-in wardrobe and leads to a luxury en-suite shower room with level access walk-in shower, toilet, wash basin and an electric skylight. The communal gardens offer a seated patio area, communal greenhouse, BBQ area and well-maintained space for all residents to enjoy.

We are advised by the current owner that the lease has 119 years remaining. The ground rent is £500 P/A and this is reviewed every 25 years (next review is due in 2043). The service charge is £554.92p PCM.

Sinking Fund: 3% on sale

Age Criteria: 60+ years for females and 65+ years for males

Keble Court enjoys a semi-rural location and is built with luxury and first-class facilities in mind. The setting provides a comfortable, safe and distinctive community suited to the specific needs of older/retired people. There are a few advantages of living within this stunning development which include the communal living areas as well as having a beauty treatment room, hair salon and its own café.







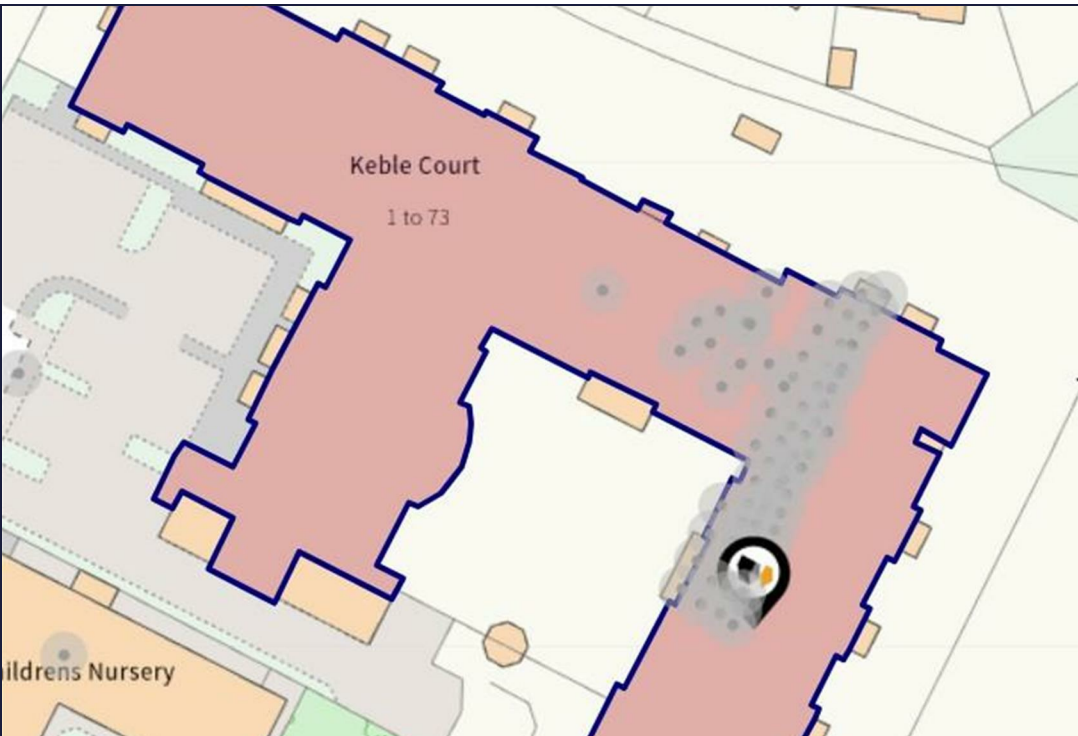










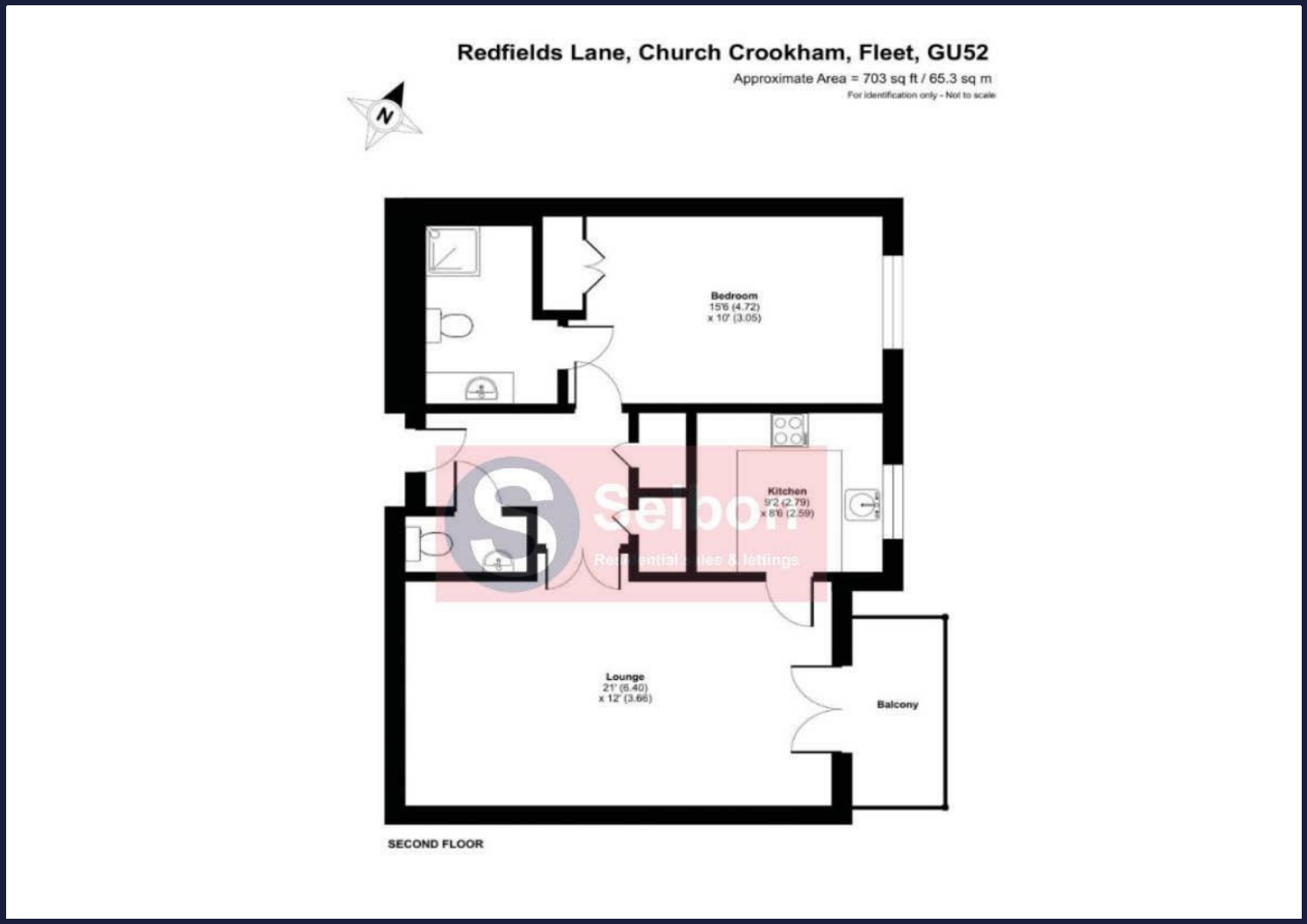








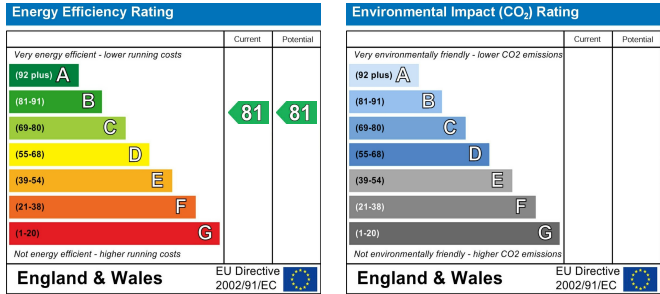
Floor Plans



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