



- First Floor Studio Apartment
- Entrance Hall & Bathroom
- 9ft Bedroom Area
- Allocated Parking Space
- £175 Ground Rent & £1215.64 Service Charge
- Communal Entrance Hall With Security Entry
- 21ft Lounge/Kitchen
- Electric Heating & Double Glazed Windows
- Long Lease (142 years remaining)
- Town Centre Location

Selbon Estate Agents are delighted to offer this first floor studio apartment to the market, conveniently located within Fleet town centre.

This modern apartment was converted in 2019 with a 150 year lease being granted on 1st January 2018 with 142 years remaining. We are advised that the annual ground rent is £175 PA and the current service charges for the current year are £1,215.64.

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 via the communal entrance with security entry phone and mail boxes, There are stairs to the first floor landing which in turn gives access to the front door, the entrance hall with an airing cupboard, doors to the shower room with a modern white suite & the lounge/kitchen.

The bright 21ft lounge/kitchenette offers a lounge area with double glazed windows overlooking the high street and a modern kitchen with work surface, a range of eye and base level storage units and integrated appliances including an oven, hob, cooker hood, dish washer, washing machine and fridge/freezer.

There is a dividing wall leading to the 9ft bedroom area off the lounge with a built in double wardrobe and airing cupboard and a modern shower room with a white suite.

Further benefits include electric radiator heating, double glazed windows and an allocated parking space to the rear of the property (resident permit required).

The apartment is within close proximity of local shops, pubs, restaurants and as well as benefitting from 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.

We would highly recommend an early viewing.



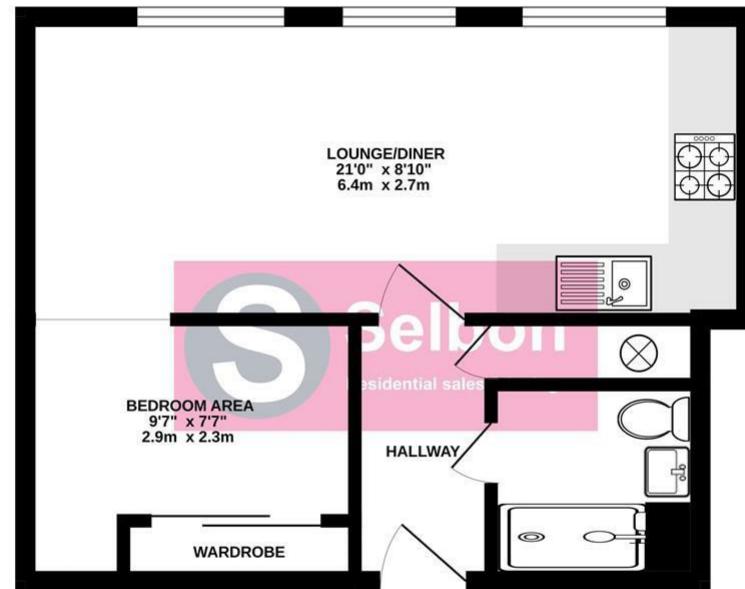






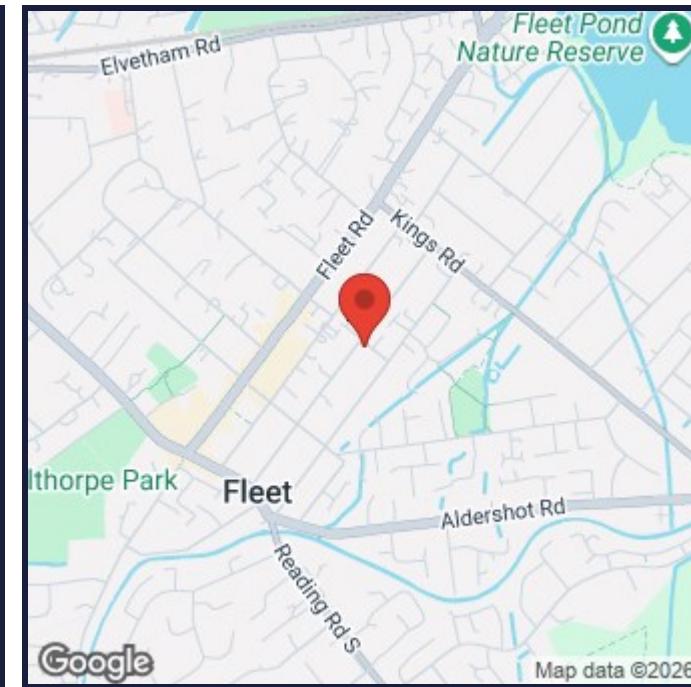
## Floor Plans

### GROUND FLOOR

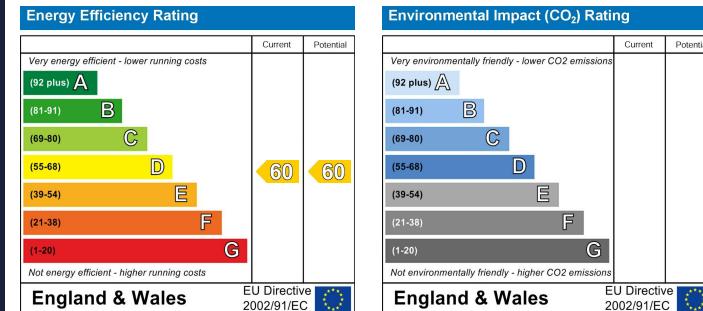


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This is not a legal document and purchasers should seek their own legal advice as to the terms and conditions contained within. Made with Metropix c2025.

## 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

## Council Tax Band: B

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## Selbon Property Services Ltd

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