



Selbon

Simply Different

Minley Road, Fleet,
Hampshire, GU51 2AD



01252 979300

Selbonproperty.co.uk

- One Bedroom Maisonette
- Open Plan Living Space
- Fitted Kitchen
- Gas Central Heating
- Ideal First Time Purchase or Investment
- Private Entrance
- Ground Floor
- Close to Fleet Train Station & Town Centre
- Approx. 119 Year Lease Remaining
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market this well-presented one bedroom ground floor maisonette, which is situated within close proximity of Fleet town and mainline station. Benefits to this property include a generous 20ft. open plan living/dining/kitchen area, its own private entrance, no onward chain and this property would make an ideal first time or investment purchase.

Accommodation comprises; light and airy living/dining/kitchen area. The kitchen has been finished to a high standard and offers range of eye and base level cupboard and drawer units under a roll top work surface, integrated appliances including: oven, hob with extractor over, dishwasher, washing machine, fridge and freezer.

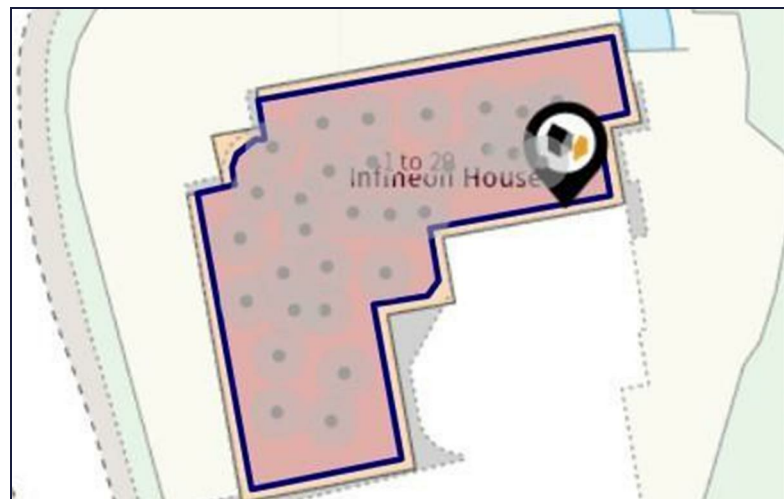
The bedroom has ample space for storage. Next to the bedroom the bathroom can be found which offers a sink, toilet and bath with shower overhead. The accommodation is finished with a generous storage cupboard which has been converted into a utility area offering space for a washing machine, tumble dryer as well as plenty of storage.

Outside the property offers its own entrance from the car park. The property offers one allocated parking space and on-site visitor spaces throughout. Infineon House offers a generous communal garden and it is situated within close proximity of the local shops.

Further benefits include gas radiator heating and double-glazed windows.

We are advised by the current owner that the lease is 125 years from 2021 with 119 years remaining. The service charge is £756.12 P/A and ground rent is £185.00 P/A.

Situated on Minley Road the home is a 0.5-mile walk of Fleet Mainline Station and 0.9 miles from the Town Centre which offers an array of shops, bars and restaurants and the M3 can be accessed via junction 4a. For those who enjoy the outside life there is easy access to many nature reserves within Fleet including Fleet Pond, Elvetham Heath and Edenbrook country park.





Floor Plans



Viewing

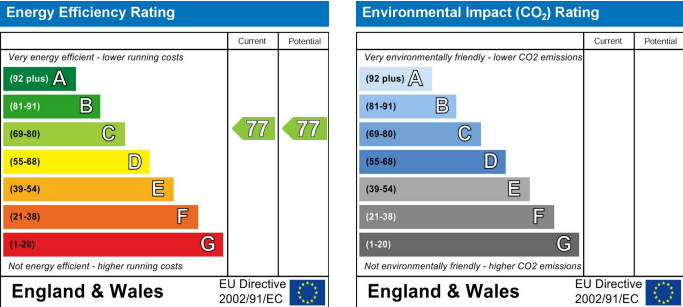
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

We give notice that these particulars are produced in good faith and in accordance with the Digital Markets, Competition and Consumers Act 2024 (DMCC Act). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Area Map



Energy Performance Graph



Council Tax Band: B

Selbon Property Services Ltd
Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW
Company Registration Number: 12108205 VAT Number: 370 7956 65
Tel: 01252 979300 Email: sales@selbonproperty.co.uk