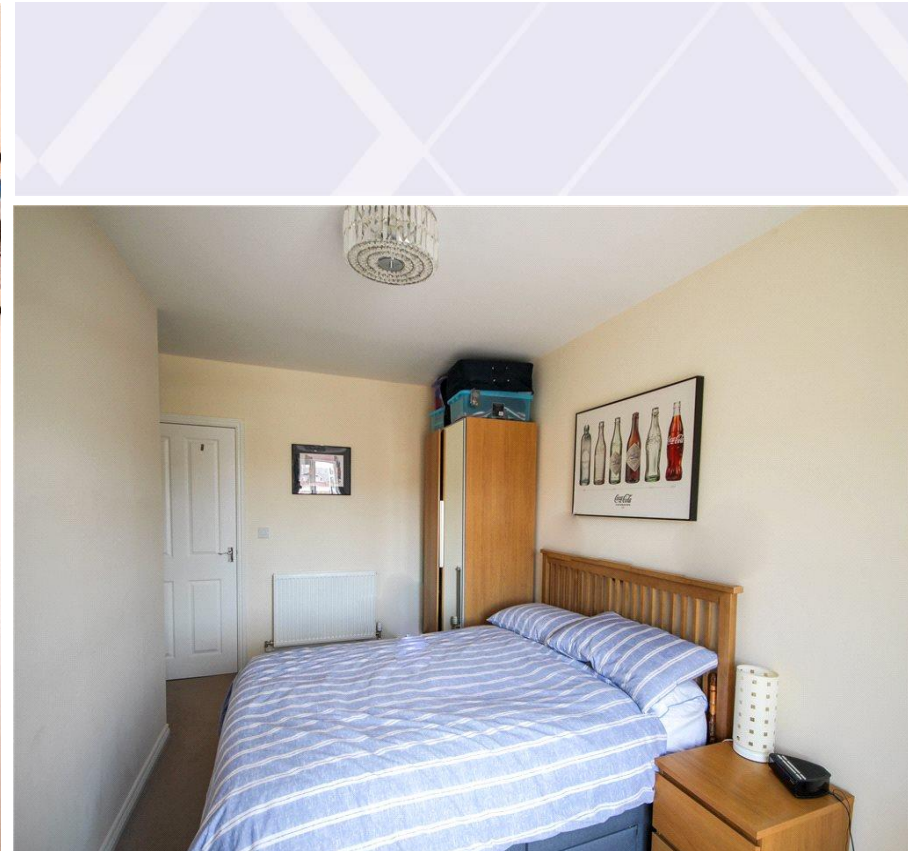


7 West Wing, Jubilee Drive, Church Crookham, Fleet, GU52 8AY





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Jubilee Drive, Church Crookham, Fleet, GU52 8AY

Description: A well-presented modern, one bedroom, first floor apartment, situated within the popular Crookham Park development. The property was built in 2015 to a high specification and comes to the market with a long lease of 120 years.

Accommodation comprises one double bedroom, master bedroom as well as a modern bathroom, a spacious open plan living area comprising living room/dining area and fitted kitchen with double doors leading to outside to a large balcony.

The property is well presented throughout and would make an ideal first time purchase, rental or investment property requiring no updating whatsoever before moving in. Internal viewings are highly recommended to appreciate the property's quality and location.

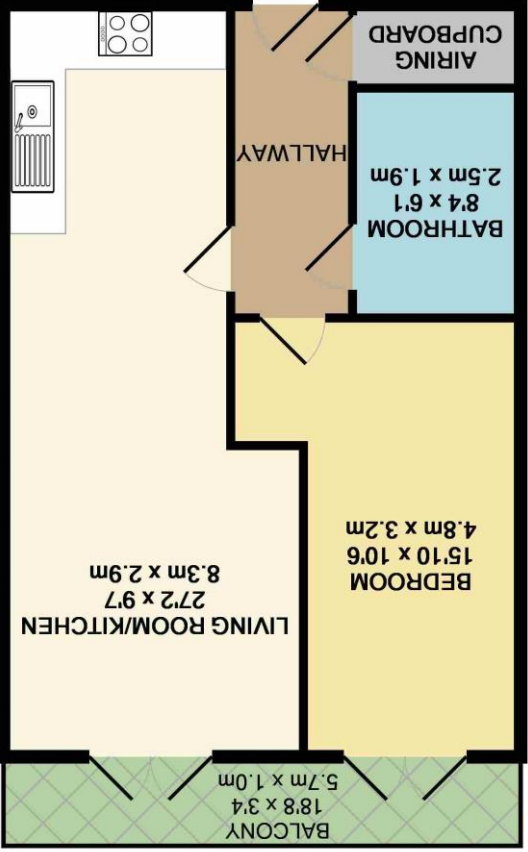
Outside: Externally, this property offers well maintained communal grounds, allocated/visitor parking spaces and a balcony providing your own private outside space.

Location: Jubilee Drive is within easy reach of Fleet and Farnham town centres and the surrounding villages. Wooded areas and the Basingstoke Canal are all within walking distance along with a Sainsbury's convenience store, while The Wyvern and The Twesledown public houses are also close by. Bus services also run from just outside the property giving easy access into neighbouring towns/villages. The property also benefits from only being a short drive from major road/rail links via Fleet Rail Station and the A30/M3 motorway links.

Features

- 2nd Floor Apartment
- Open Plan Living Space
- Allocated Parking
- Walking Distance to Local Amenities
- Close to Road and Rail Links

Guide Price: £180,000 Leasehold



TOTAL APPROX. FLOOR AREA 507 SQ.FT. (47.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Property Misdescription Act
 Waterfords Estate Agents have not tested any heating system of appliances and cannot give any warranties as to their working order. Waterfords Estate Agents for themselves and for the vendors of this property whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Waterfords Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. These details have been prepared in accordance with the Property Misdescription Act.

Leasehold Information
 Where a property is subject to a lease full details of this must be obtained through your legal representative as Waterfords has not undertaken any investigation as to the suitability of the title.

