

Jubilee Drive, Church Crookham
Three Bedroom Terraced Property



Patterson House, Jubilee Drive, Church Crookham, Fleet, GU52 8DJ

The Property

This two double bedroom first floor apartment is beautifully presented throughout and offers well-proportioned accommodation.

Situated on the popular Crookham Park development, the property is within easy access many local amenities.

Accommodation

The entrance hallway has a double door storage cupboard and access doors to the majority of the accommodation.

The attractive living room has the benefit of double doors and side windows opening onto a southerly aspect balcony allowing light to floor the room.

The kitchen/diner leads off the living room and is fitted with a comprehensive range of contemporary floor and wall mounted units as well as integrated appliances including oven, hob and extractor fan.

Whilst bedroom one has an en-suite shower room there is also a separate bathroom and a second double bedroom.

Outside

Externally, the property has allocated parking and there is also visitors parking.

Additional Information

Service Charge is currently £145 per month
Ground Rent is £275 per year
There are 120 years remaining on the lease

Location

Crookham Park benefits from an abundance of outside space including the SANGS land which leads to Ewshot. Furthermore there is a local school, community centre and Sainsburys local, all within easy reach.

Fleet town centre offers comprehensive shopping and leisure facilities, a good selection of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and various health care services.

There are excellent commuter links by both rail and road with regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25.









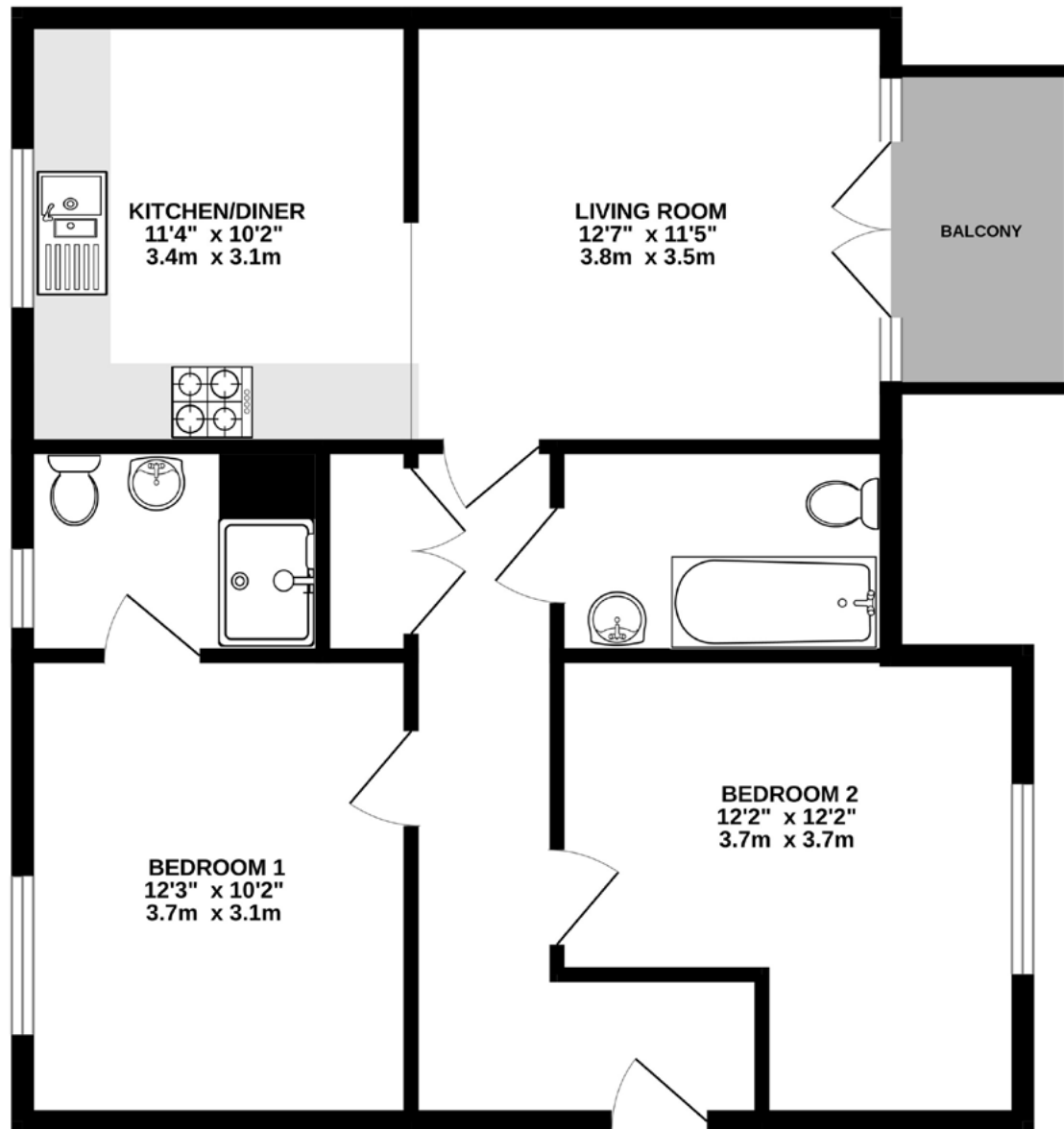












Places of interest

A selection of photographs showing various locations in and around Fleet are shown below.



Crookham Park



Basingstoke Canal



Fleet Mainline Railway Station



Basingstoke Canal



Fleet High Street

Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants 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 McCarthy Holden 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. Land estimate is a guide and it has not been possible to quantify accurately.

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.

Directions - Postcode GU52 8DJ. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned.

Viewing

Telephone sole agents
McCarthy Holden: 01252 620640

Services

Mains electricity, water and drainage.
Gas Central Heating
EPC Rating - B (85)

Local Authority

[Hart District Council](#)
[Council Tax Band - C](#)

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