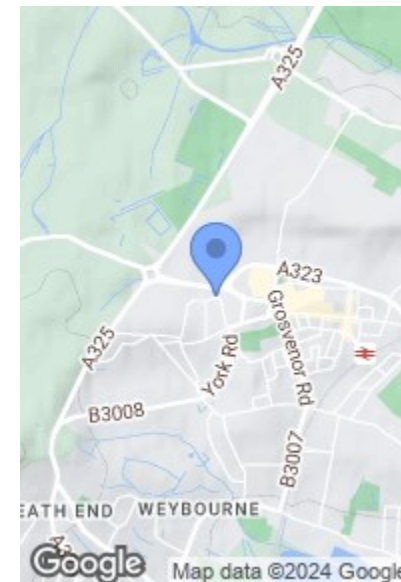
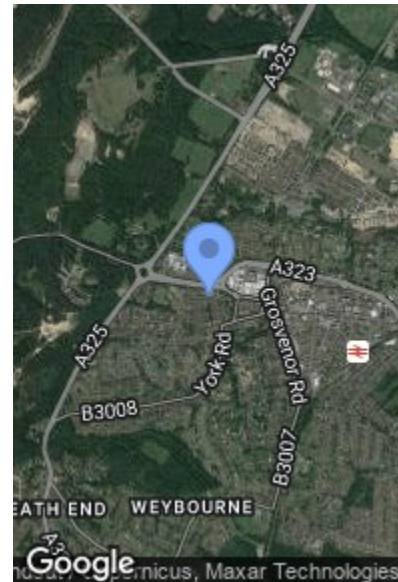
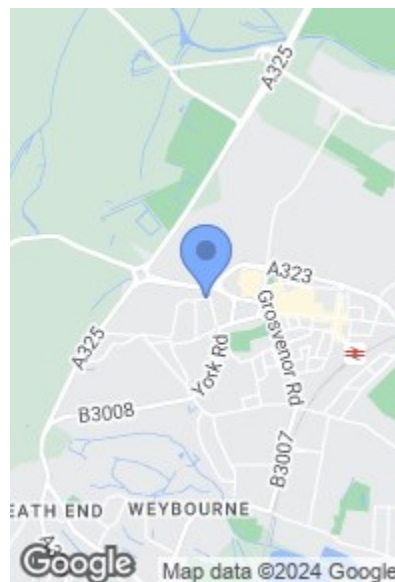


ROAD MAP

HYBRID MAP

TERRAIN MAP

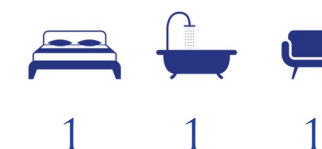


ALEXANDRA ROAD, ALDERSHOT GU11  
OFFERS IN EXCESS OF £200,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		79	82
		EU Directive 2002/91/EC	

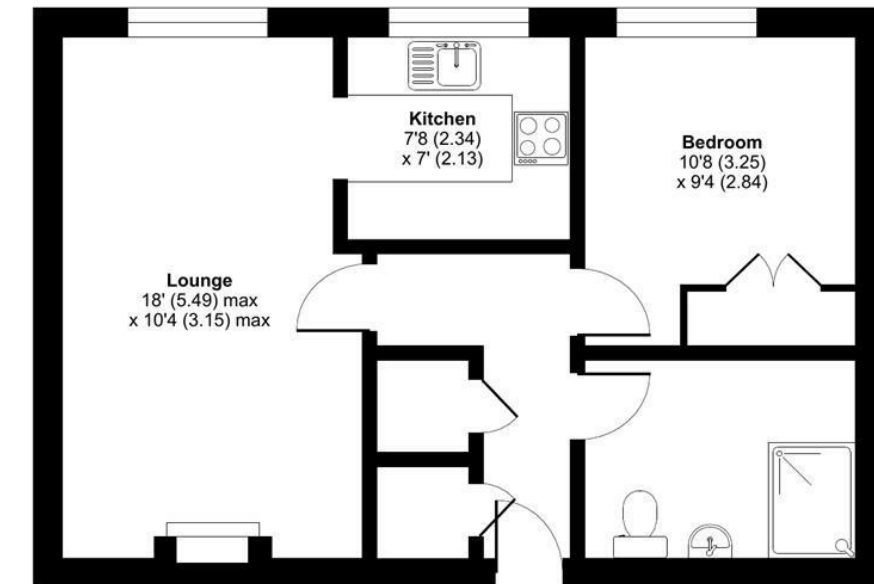




## FLOORPLAN

### Beaumont Village, Alexandra Road, Aldershot, GU11

Approximate Area = 492 sq ft / 45.7 sq m  
For identification only - Not to scale



FIRST FLOOR

## MAIN FEATURES

- Exclusively For Over 55s
- No Onward Chain
- First Floor Apartment
- One Double Bedroom
- Residents Parking
- Well Maintained Communal Grounds
- Great Facilities
- Close To Aldershot Town Centre

## FULL DETAILS

### Entrance Hallway

Enter via door, storage cupboards and carpet flooring.

### Lounge

18'0" x 10'4" (5.49m x 3.15m)

Electric feature fireplace and carpet flooring.

### Kitchen

7'8" x 7'0" (2.34m x 2.13m)

Range of base and eye level units, four ring electric hob, extractor fan, oven and space for; washing machine and fridge/freezer. Partly tiled walls and linoleum flooring.

### Bedroom

10'8" x 9'4" (3.25m x 2.84m)

Double bedroom, storage cupboard and carpet flooring.

### Shower Room

Shower, wash hand basin, low level WC, vanity mirror and tiled walls.

### Leasehold Information

We have been advised by the owner that there is

approximately 104 years remaining on the lease. The current charge is approximately £690 per month. This includes ground rent, phone, electricity, the red button function, water and communal areas/grounds. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

### Council Tax

Band C.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2024. Produced for Knights Property Services. REF: 1090753



## ALEXANDRA ROAD, ALDERSHOT GU11

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** For sale is this first floor apartment in the managed over 55s development of Beaumont Village. The property, which is within walking distance of the town centre, comprising; spacious lounge, kitchen, one double bedroom and shower room. The latest security and safety systems coupled with a dedicated team of professionals on-hand to offer care and support, give villagers complete peace of mind. Tailored packages are available to suit each individual's requirements including 24-hour care. In 'The Village' itself, there is an indoor 'street' that is a centre point, designed for social and leisure activities and as a convivial meeting place for the villagers. There is a lounge, dining room, library, hobbies room, museum, guest rooms and laundry. Externally the landscaped gardens provide a relaxing environment for a stroll or for just sitting and enjoying the ambience. There is also residents parking.