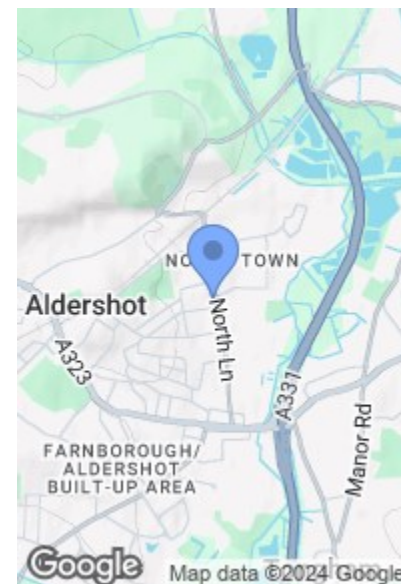
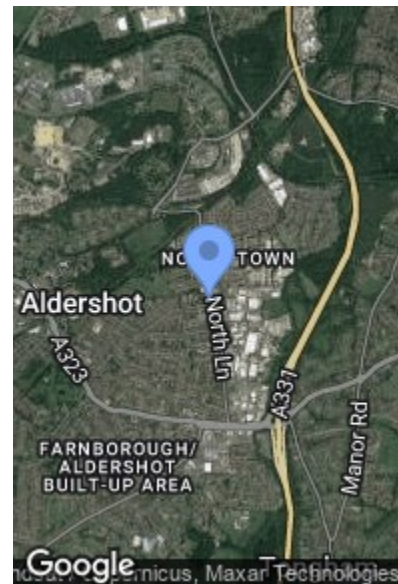
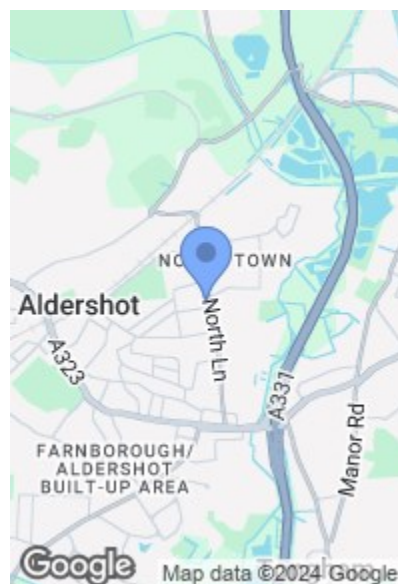


ROAD MAP

HYBRID MAP

TERRAIN MAP



NORTH LANE, ALDERSHOT GU12  
OFFERS IN EXCESS OF £170,000

Camberley 01276 539111  
Email: enquiries@knightsproperty.com  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
www.knightsproperty.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	71	76
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

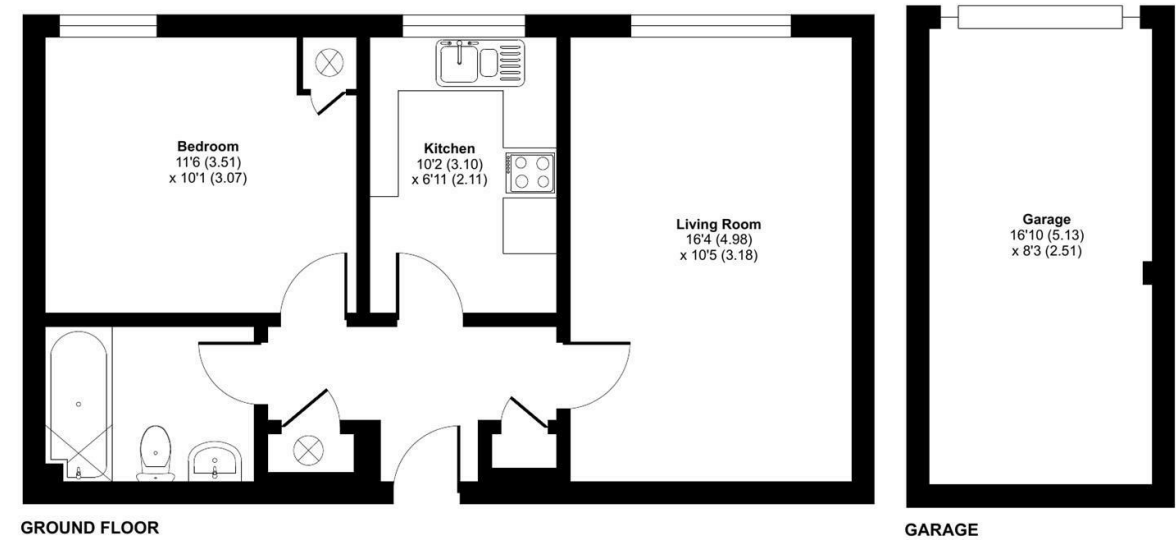




## FLOORPLAN

### Chestnut Court, North Lane, Aldershot, GU12

Approximate Area = 487 sq ft / 45.2 sq m  
 Garage = 138 sq ft / 12.8 sq m  
 Total = 625 sq ft / 58 sq m  
 For identification only - Not to scale



## MAIN FEATURES

- No Onward Chain
- Ground Floor Apartment
- One Double Bedroom
- Parking For Two Cars
- Good Transport Links
- Communal Garden
- New Boiler
- Garage In A Block

## FULL DETAILS

### Entrance Hallway

Enter via door, storage cupboards and carpet flooring.

### Kitchen

10'2 x 6'11 (3.10m x 2.11m)

Range of base and eye level units, sink, freestanding cooker and space for; washing machine and fridge/freezer. Partly tiled walls and laminate flooring.

### Living Room

16'4 x 10'5 (4.98m x 3.18m)

Laminate flooring.

### Bedroom

11'6 x 10'1 (3.51m x 3.07m)

Double bedroom and carpet flooring.

### Bathroom

Wash hand basin, low level WC and bath with rainfall showerhead and shower attachment. Partly tiled walls and linoleum flooring.

### Garage

16'10 x 8'3 (5.13m x 2.51m)

### Council Tax

Band B.

### Leasehold Information

We have been advised by the current owner that there is approximately 142 years remaining on the lease. The current ground rent and maintenance charge combined is approximately £115 per month. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrlcheccom 2024. Produced for Knights Property Services. REF: 1190854



## NORTH LANE, ALDERSHOT GU12

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** For sale is this one bedroom ground floor apartment, situated for great transport links such as the A331, M3 and Aldershot train station. The home is also ideally situated for local amenities, shops and parks. The apartment, which is being sold with no onward chain, comprising; living room, separate kitchen, double bedroom and bathroom. Additional features to mention include a garage in a block as well as a new boiler that was fitted last year and a water pressure pump. The property comes with two parking spaces.