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sales & lettings



## 53 Kingsley Court Windsor Way

Aldershot, GU11 1HZ

Offers In The Region Of £35,000

Offers are invited for this well-appointed third floor retirement apartment, situated a stones throw from the town centre and presented to the market in excellent condition.

The Flat comes complete with a modern fitted kitchen with integrated appliances, a large lounge/dining room, double bedroom with built-in wardrobe, fully tiled bath/wet-room with non-slip floor and UPVC double glazed windows throughout. As part of the service charge, the Flat is cleaned internally once a week by the management company and offers an in-house manager. The complex itself boasts a large light & airy communal sitting area, substantial laundry room and beautifully maintained communal grounds. Furthermore, there is a highly regarded & competitively priced restaurant on site.

#### About Aldershot:

Offering great commuter links including easy access to the M3 and A3, combined with the train station which serves London Waterloo in under an hour, Aldershot is in a great location. The town centre is well located and offers a rich history that can be noted around the areas as well as a choice of leisure facilities including a lido and sports centre, along with two theatres, a cinema and a choice of high street shops, restaurants and parks.

#### Viewing

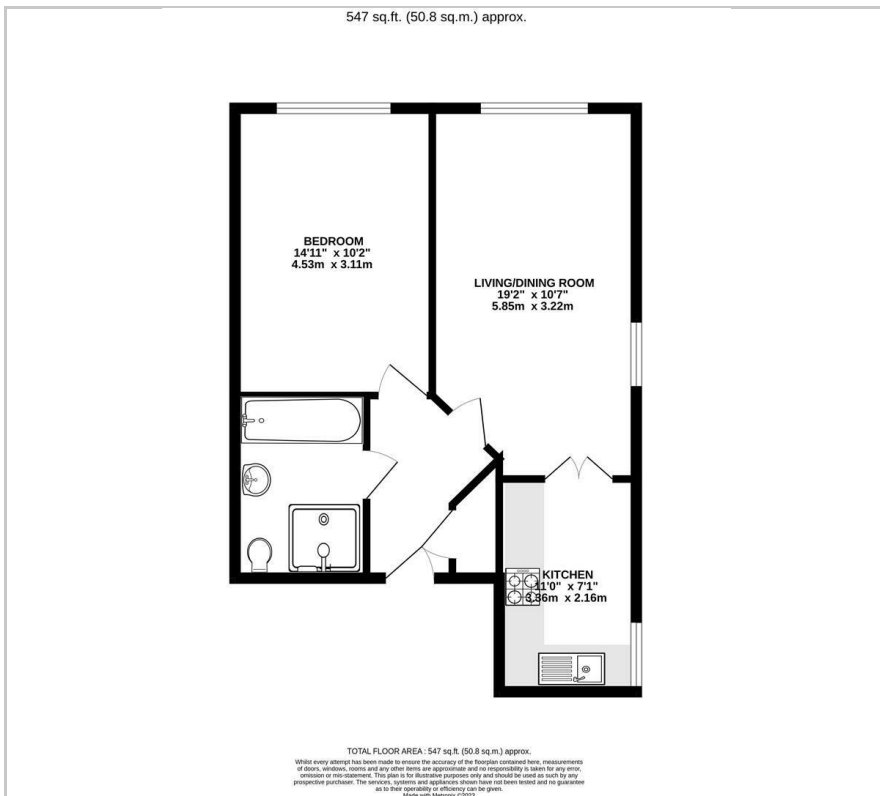
Please contact our Fosters Sales Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.

- Offers are invited.
- 2nd Floor Retirement Flat.
- Lift to all floors!
- Laundry room and on site restaurant.
- Must be viewed.
- Lease 106 Years
- Ground Rent £405 pa
- Service Charge £7,999.79 pa
- Council Tax Band (c) 80
- EPC Energy Rating Band C 83

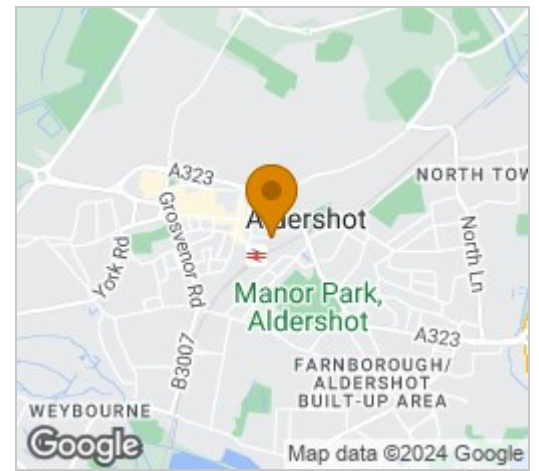




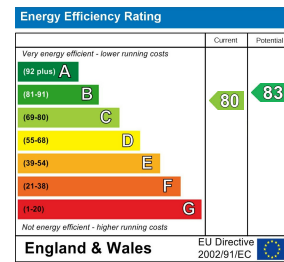
## Floor Plan



## Area Map



## Energy Efficiency Graph



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