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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

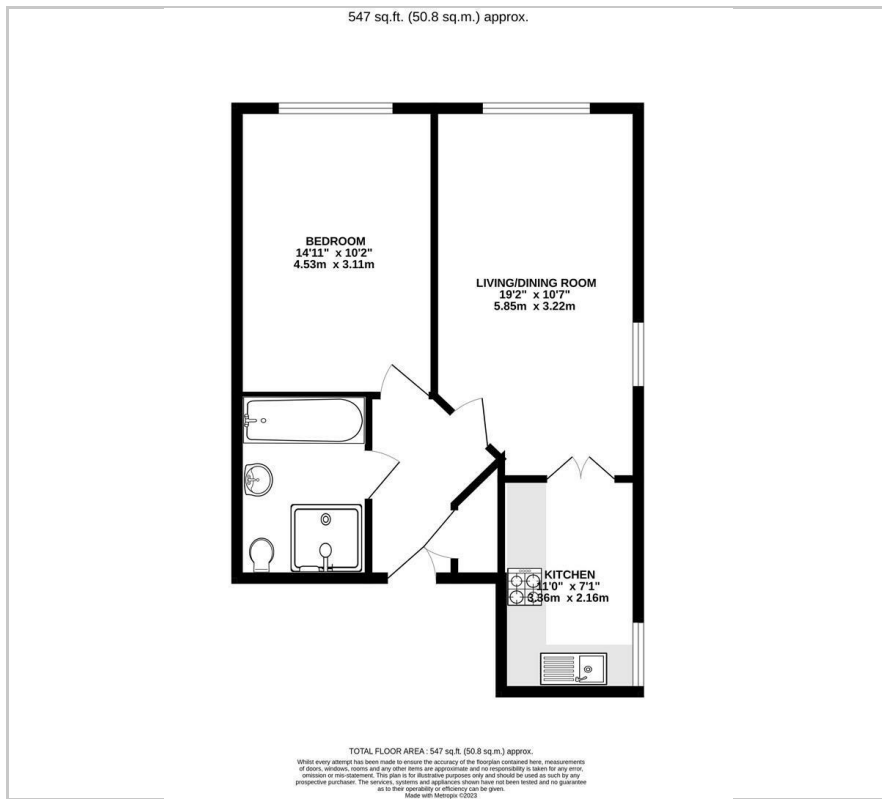
Please contact our Fosters Sales Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.

- Over 65's only!
- 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





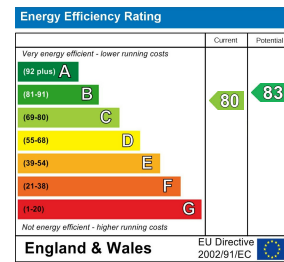
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers 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 this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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