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sales & lettings



## Flat 1 Kingsley Court Windsor Way

Aldershot, GU11 1HZ

£50,000

Rarely available, this 1 Bedroom ground floor Apartment enjoys access from the Living Room directly out to a small patio and the communal grounds.

This property comes complete with a modern fitted Kitchen and integrated appliances, a large Living/Dining Room, a double Bedroom with built-in wardrobe, a fully tiled Bath/wet-room with non-slip floor and UPVC double glazed windows throughout. As part of the service charges, the Apartment is cleaned internally once a week by the Management Company, residents enjoy daily tea, coffee and biscuits and the expert services of a very well regarded in-house Manager are all included. The development itself boasts a large light & airy communal sitting area, substantial laundry room and beautifully maintained communal grounds. Additionally, there's 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

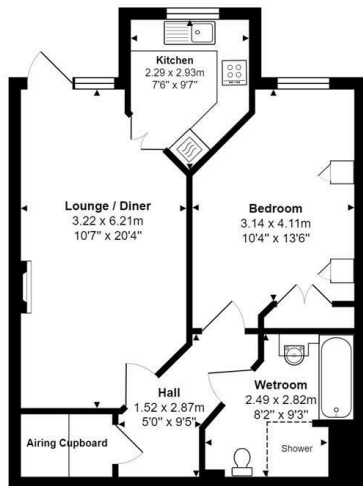
Please contact our Fosters Sales Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.

- Over 65's only!
- Ground Floor Retirement Flat.
- Direct access into Gardens.
- Laundry room and on site restaurant.
- Must be viewed.
- Lease 106 Years.
- Ground Rent £405 pa.
- Service Charge £8,991.30 pa.
- Council Tax Band (c) 80.
- EPC Energy Rating Band C.





## Floor Plan



Total Area: 52.1 m<sup>2</sup> ... 561 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Area Map



## Energy Efficiency Graph

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



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