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sales & lettings



## 5 Charteris Close

Wellesley Aldershot, GU11 4DW

Offers Around £280,000

This super Top floor Flat was built just a few years ago on the hugely popular Wellesley development. It really is presented for sale in immaculate condition from floor to ceiling and is truly, 'move in ready'!

A welcoming Hallway provides access to a 17' x 15' ( maximum ) Living Room with 2 windows that look out to woodland and playing fields. It has a wide archway to a very well designed Kitchen with a full range of integrated appliances and ample worktop space. The Bedrooms are both doubles with the Master Bedroom benefitting from an en-suite Shower Room. There's also a separate Bathroom and both are fitted to a high standard by the original Builder.

The Apartment enjoys full Gas Central Heating, very high quality Upvc double glazed windows and the carpets are all in excellent condition. There are 2 allocated parking spaces outside and the property is situated literally moments away from Caesars Camp, a vast open area for walking, running and enjoying the open air! This is a very impressive example of a nearly new 2 Bedroom Apartment on this popular neighbourhood.

- Top Floor Apartment in Wellesley.
- 2 Bedrooms & 2 Bathrooms.
- Superbly presented for sale.
- Just 4 years old.
- 2 parking spaces.
- Lease term, 994 Years.
- Ground Rent £250 p/a.
- Service Charges £850 p/a.
- Council Tax Band C.
- Epc rating B ( 84 ).

### 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.



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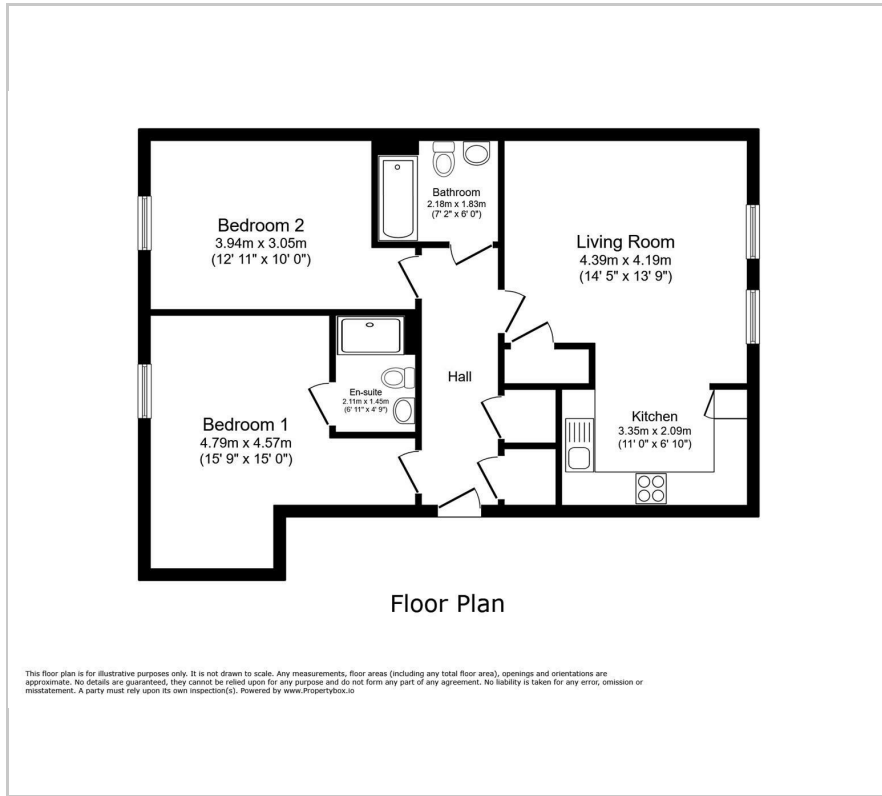
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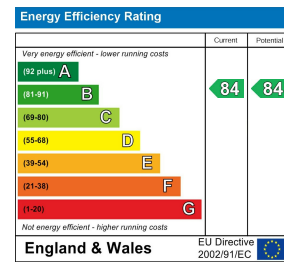
## Floor Plan



## Area Map



## Energy Efficiency Graph



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