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sales & lettings



## Flat 38, Kingsley Court Windsor Way

Aldershot, GU11 1HZ

Offers In The Region Of £20,000

A 2 Bedroom Apartment with a unique Living Room as it features a Turret!

This property comes complete with a modern fitted Kitchen and integrated appliances, a large Living/Dining Room, 2 double Bedrooms with built-in wardrobes, 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.

- 2 Bedrooms!!
- Over 65's only.
- Fully equipped Kitchen.
- Tiled Wet Room with Shower and Bath.
- Centrally located.
- Lease length - 106 years.
- Ground Rent £450 p/a.
- Service Charges £10,921 p/a.
- Council Tax Band C
- Epc rating B ( 83 ).



2



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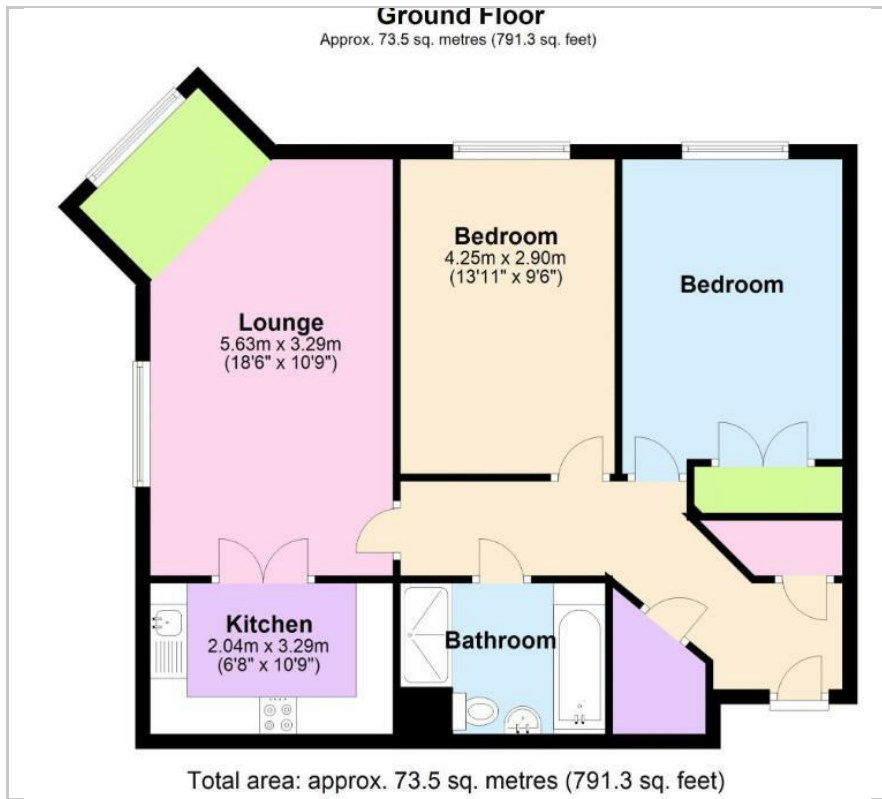


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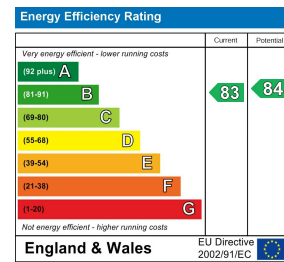
## Floor Plan



## Area Map



## Energy Efficiency Graph



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