



**fosters**  
sales & lettings



**TO LET**

53 Kingsley Court Windsor Way, Aldershot, Hampshire, GU11 1HZ

£1,200



- Lift access to all floors
- Over 65's Only
- Wheelchair accessible
- Beautiful Gardens
- Council Tax Band C
- Laundry room and on site restaurant
- Communal Parking (on a first come basis)
- Secure Entry System
- 5 Weeks' Deposit £1384.61
- EPC energy rating band (b) 88

## THE PROPERTY

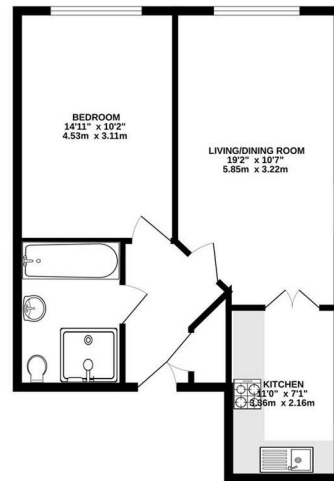
RETIREMENT PROPERTY - Over 65's only - Built by McCarthy & Stone approximately 20 years ago, stands this well-appointed third floor retirement apartment. The property is presented to the market in excellent condition and comes complete with: modern fitted kitchen with integrated appliances (no washing machine), dual aspect lounge/dining room, one double bedroom, a built-in wardrobe, fully tiled bath/wet-room with non-slip floor and UPVC double glazed windows. The flat is cleaned internally once a week by the management company. Kingsley Court is centrally located within a stone's throw of Aldershot Mainline Station and Bus Station. 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.

## SITUATION

2ND FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 547 sq.ft. (50.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements of floors, rooms, spaces and any other details are approximate and do not constitute a contract for any specific purpose. The contents, systems and appliances shown have not been tested and no guarantee can be given regarding their condition or operation.

## Directions