

9 Cargate Avenue,  
Aldershot, Hampshire, GU11 3EP

**£1,350 PCM**

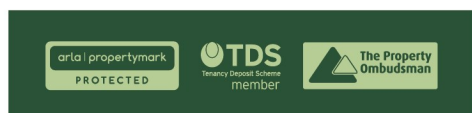


\*\*\* Available 8th July 2024\*\*\*

Set in the heart of Aldershot, this three bedroom split level Victorian conversion apartment offers very spacious accommodation. It includes fitted carpets, wooden flooring and a fitted kitchen & family bathroom.

Accommodation consists of entrance hall with stairs leading to the first floor. This leads to a living room with open fireplace (feature only) and stripped floorboards, great size kitchen/diner with white goods and a modern bathroom suite with shower over the bath. On the mezzanine floor there is a large double bedroom and on the second floor are two further double bedrooms.

Unfurnished  
Regret No Pets  
Council tax band C £1875.81pa  
Disclaimer; council tax charges may change yearly



1a Guildford Road, Frimley Green, Camberley, Surrey, GU16 6NL  
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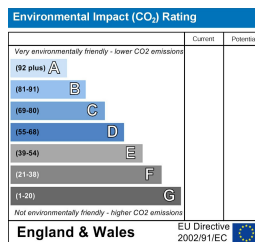
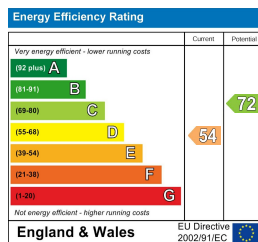


Entrance Floor  
Total Approximate Area  
55.54 sq. ft.  
(5.16 sq. m)

Ground Floor  
Total Approximate Area  
712.89 sq. ft.  
(66.23 sq. m)

Top Floor  
Total Approximate Area  
386.96 sq. ft.  
(35.95 sq. m)

Total Approximate Area  
1155.39 sq. ft.  
(107.34 sq. m)



In partnership with  
**LUFF & WILKIN**  
sales 01252 838 899

Disclaimer: The Rent advertised does not include the Tenancy Deposit or any fee's or charges which are payable. Further information can be obtained from the agent or at the point of viewing. These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract Luff Associates Ltd have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only and all photographs show parts of the property as they were at the time they were taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant sent has been obtained