



8 Heather Court
St. Josephs Road, Aldershot


MARTIN & CO

- Two Bedrooms
- Double glazing throughout
- One Bathroom + One W/C
- Allocated parking space
- Garage
- Council Tax Band: B
- Lease: 942 Years
- Annual Service charge: £1200

Martin & Co are delighted to offer to the market this two bedroom duplex apartment within walking distance of Aldershot town centre and mainline station. Internally the property benefits from a modern kitchen with space for appliances, large living/ dining room, downstairs WC, family bathroom and two bedrooms. Externally the property benefits from allocated parking and well maintained communal gardens.



Heather Court is situated on Saint Joseph's Road, which is a popular residential area located just a 0.3 mile walk to Aldershot train station (London Waterloo 47 minutes) and only 1.5 miles to the A331 giving access to Farnham, Guildford via the A31 (Hog's back) and junction 4 of the M3. In addition, the property is just a 0.3 mile walk to St Joseph's School, 0.2 mile walk to Manor Park and 0.6 miles to Aldershot's Westgate leisure park that comprises a variety of restaurants, a Morrison's supermarket, Gym and Cineworld.

Upon arrival of the apartment block, you are greeted by ample residents parking, a fantastic communal garden and stairs leading to the duplex apartments. Upon entering 8 Heather Court via its composite double-glazed front door, you are greeted with an entrance hall which provides doorway access to the kitchen, downstairs WC, storage cupboard and open plan lounge/diner. Décor throughout this apartment has been kept neutral and large, double glazed UPVC windows allow an abundance of natural light to flood through this already bright and airy property.

The kitchen is a real feature of this property and whilst again, décor is neutral, solid white worktops and cream “shaker” style eye and base level kitchen units provide plenty of work and storage space.

Stair access to the first floor can be found in the open plan living/dining room and doorway access to both bedrooms, storage and family bathroom can be found at first floor level. Both bedrooms are fantastic sizes with the master bedroom measuring at an excellent 13'0 x 11'10, and the second bedroom measuring at a respectable 10'0 x 6'6. Both rooms benefit from built in storage cupboards and allow plenty of room for bed and further freestanding bedroom furniture. Loft storage is also easily accessible.

We feel that this property would make a fantastic purchase for any first-time buyer, commuter, or investment buyer. Viewings are strongly advised.

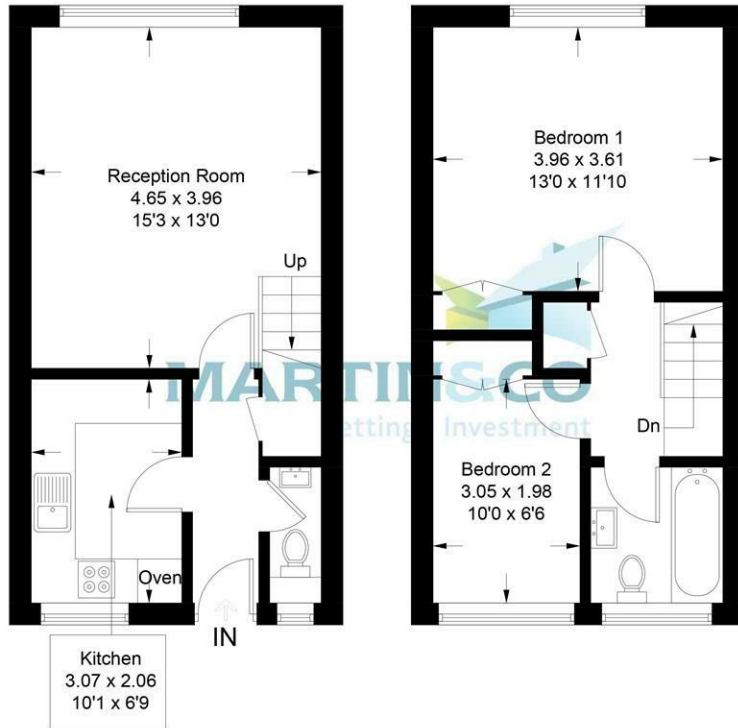
****Photographs taken prior to current tenancy****

EPC Rating: D-58
Council Tax Band: B
Years remaining on lease: 942
Annual service charge: £1200



St. Joseph Road, GU12

Approximate Gross Internal Area Total = 62.1 sq m / 669 sq ft



First Floor
335 Sq ft

Second Floor
334 Sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID777813)

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 73 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 58 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | 73 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

