



**Station Road, Aldershot**

**MARTIN&CO** 

# Station Road, Aldershot

- 7th Floor Views
- Long lease
- No onward chain
- Fantastic first time or investment purchase
- A stone's throw from Aldershot Mainline Station
- Annual Service Charge: £1,896.00
- Council Tax Band: B

***Martin & Co are excited to bring this 7th Floor, One Bedroom apartment to the market. Benefits include no onward chain and being walking distance to Aldershot Train Station.***

Located not only within easy reach of the A331 which gives access to Farnham, Junction 4 of the M3 to London and the A31 (Hogs Back) to Guildford, this property further benefits from being a 0.2-mile walk to Aldershot's Mainline Train Station. London Waterloo can be accessed within 47 minutes, making this location highly convenient.



This property is well positioned within Aldershot town, being in walking distance of local amenities such as local shops, restaurants, and supermarkets.

On arrival at Alexander House, you are met with an automatic door providing entrance to the communal area. Buzzer access is also provided to allow guests in. Taking the lift up to the 7th Floor is where the apartment is located, boasting a great view over the top of the town.

Entering the apartment, you are greeted with a long hallway providing access to the bathroom, bedroom and open plan living room/kitchen.

The bathroom offers a white three-piece set with a handheld shower head as well as an shelf unit above the sink to place various items.

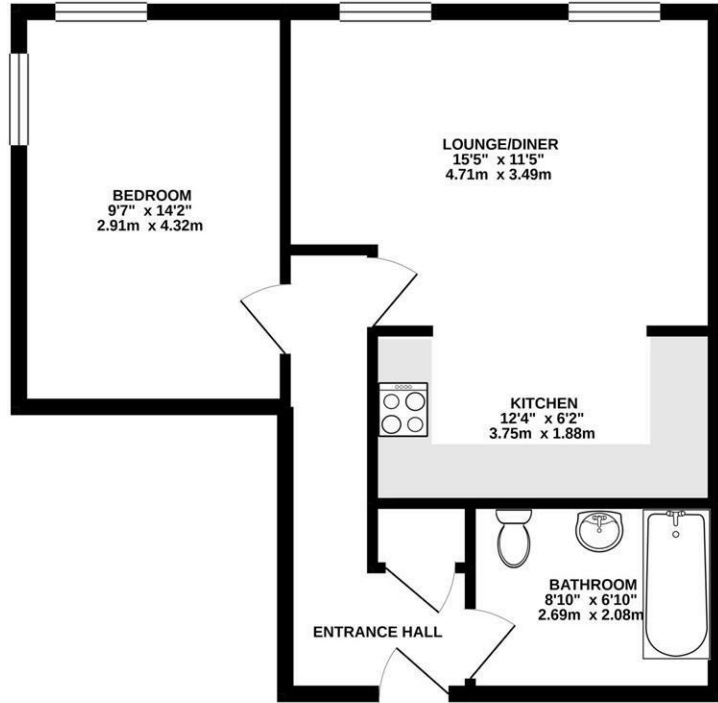
At the end of the hallway on the left hand side, the double bedroom, measuring at 9'7 x 14'2, is found offering a generous amount of space for a bed as well as additional bedroom furnishings.

Opposite the bedroom, the open plan living room/kitchen provides a large area, measuring at 15'5 x 11'5, allowing space for various furniture as well as additional living/dining furnishings.

Lease Length: 108 Years  
Service Charge: £1,896.00 Per Annum  
Council Tax Band: B



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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



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