



Cambridge Road, Aldershot

Cambridge Road, Aldershot

- Two Bedroom Maisonette
- Private Rear Garden
- Seperate Kitchen & Living area
- Located on a Cul-De-Sac
- Lease Length: 83 Years
- Council Tax Band: B
- Annual ground rent: £0
- Annual Service charge: £485.08

Martin & Co is excited to present this two-bedroom ground floor maisonette in Aldershot, complete with a private rear garden space and available without an onward chain. Ideally located on a Cul-De-Sac for easy access to transportation and nearby amenities, this home boasts a full-sized bathroom and a kitchen equipped with built-in appliances.

101 Cambridge Road boasts a prime location with easy access to local educational institutions, including Wellington Community Primary School (0.3 miles away), St Joseph's Primary School (1.0 mile away), and All Hallows School (1.2 miles away), as well as nearby shopping options. Strategically situated for transportation, the property



is a mere 0.8 mile (an 18-minute walk) from Aldershot Mainline Station, which offers a swift 47-minute journey to London Waterloo, and close proximity to major routes such as the A331, M3, A3, and A31.

The lengthy entrance hallway warmly welcomes visitors, leading to a kitchen on the left, with wood-effect finishes and black countertops, featuring an integrated oven and hob. Opposite the kitchen, the living room serves as a gateway to the outdoors, with French doors that opens to the rear of the property.

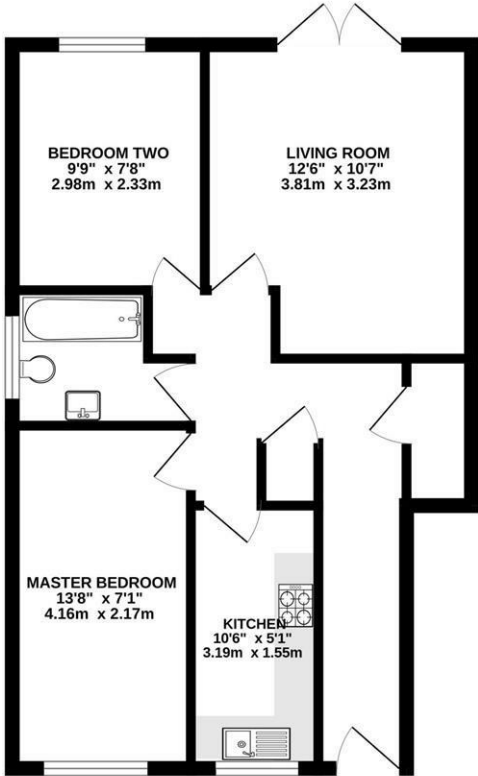
The bathroom is equipped with a traditional three-piece suite, including a handheld shower, sink, and toilet. Both bedrooms provide ample space for a double bed, the main bedroom provides additional space for furnishings.

The property's rear garden is an idyllic retreat for those who enjoy having some outdoor space.

Remaining lease: 83 Years
Council Tax Band: B
EPC Rating: 67D



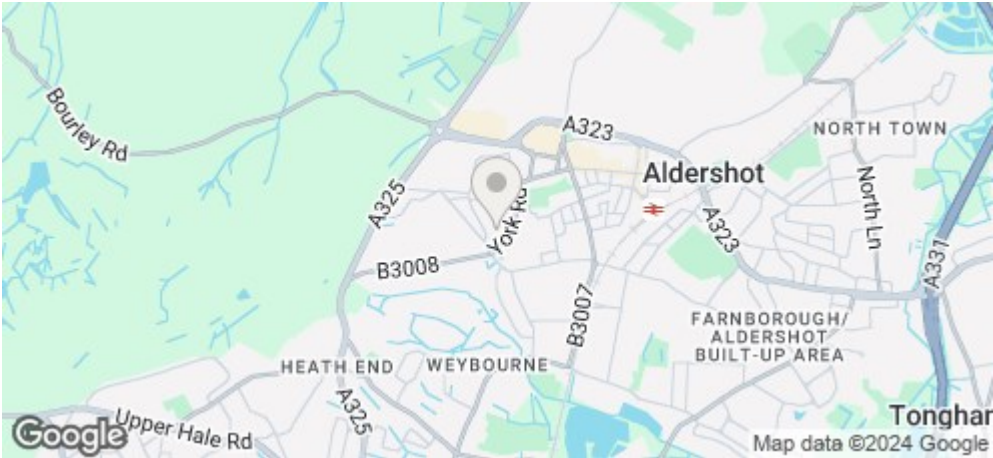
GROUND FLOOR



Made with Metropix ©2023

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (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 | | |
| (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 | |



Martin & Co Aldershot
173 Victoria Road, Aldershot, Hampshire,
GU11 1JU
Aldershot@martinco.com

01252 311974
<http://www.martinco.com>



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.

