



Ascot Court, Aldershot

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- Two Bedroom Second Floor Apartment
- No Onward Chain
- Seperate Kitchen & Living Area
- Permit Parking
- Council Tax: C
- Annual Ground Rent: £0
- Annual Service Charge: £2,483.16

Martin & Co are delighted to offer to the market this exceptionally presented second floor apartment located in the ever popular Ascot Court development in Aldershot. The property offers two bedrooms with a modern kitchen, modern bathroom and large living space. Further benefits include parking and security entry.



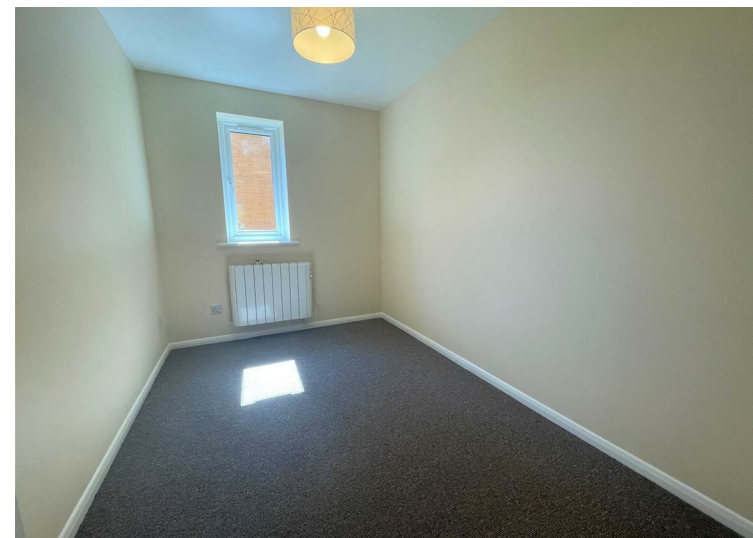
This attractive second-floor apartment is located within a sought-after complex in the heart of Aldershot town centre. A brief 3-minute walk, as per Google Maps, takes you to Aldershot Train Station, while a mere 1.7 miles connect you to the A331. This arterial route provides seamless access to Farnham, the M3's junction 4 leading to London, and the A31 towards Guildford.

Upon arrival at Ascot Court, residents are welcomed by well-maintained communal gardens and a parking area. The secure entry leads into the hallway that branches off to all other rooms. The living room, boasts UPVC double-glazed windows, which flows into a well-appointed kitchen featuring base level storage solutions, integrated fridge freezer and electric hob and oven.

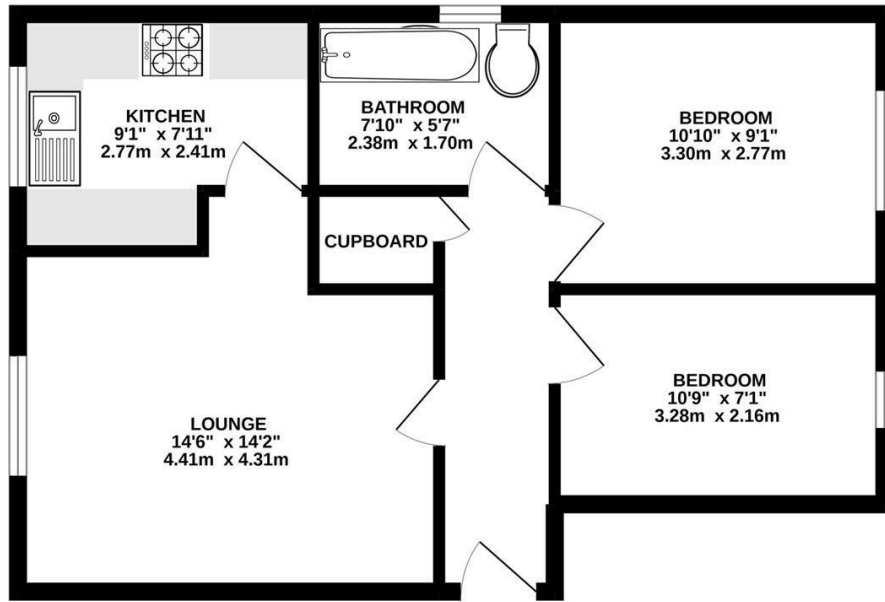
The bathroom showcases a white suite, complete with tiling only around the bathtub and an overhead shower complementing the bath. Both bedrooms offer ample storage, soft carpeting, and the benefit of UPVC double glazing.

Remaining lease: 162 years
Tenancy until: 05/04/2025
Monthly Rental Income: £1200
Council tax band: C

Please note that photographs shown in listing were taken prior to the current owners occupying the property



GROUND FLOOR

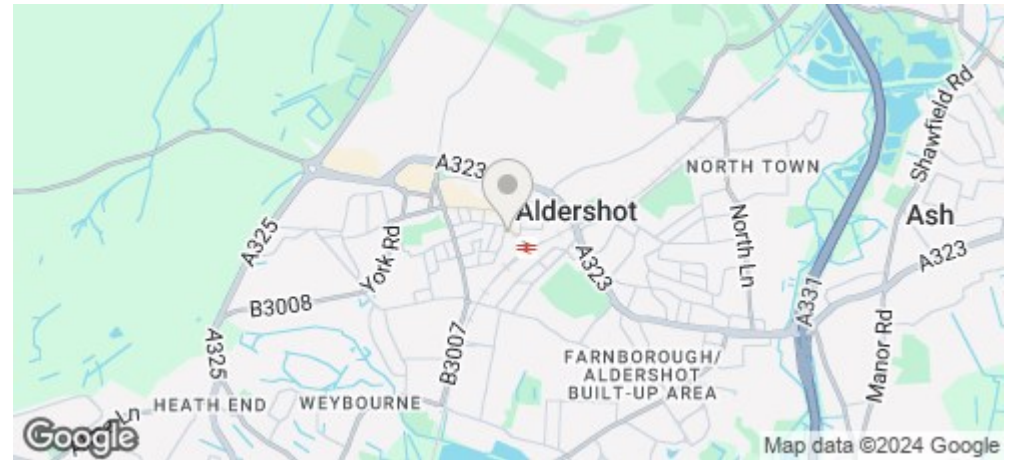


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee 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) 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	

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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	



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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.

