



**Ascot Court, Aldershot**





# Ascot Court, Aldershot

- One Bedroom First Floor Apartment
- No Onward Chain - Landlords Only
- Permit Parking
- Seperate Kitchen & Living Area
- Council Tax Band: A
- Annual Ground Rent: £0
- Annual Service Charge: £2,436.00

*Martin & Co are pleased to bring to the market this one bedroom, first floor apartment, located in the popular Ascot Court development in Aldershot. Accommodation comprises of a bright living room, bedroom with built in wardrobe, kitchen with white goods and bathroom. Further benefits include security entry, off road parking and is located just a short walk away from Aldershot train station and town centre.*





This well-presented first floor apartment is situated in a popular development in Aldershot town centre for landlords only, just a 3-minute walk (Source Google Maps) to Aldershot Train Station and just 1.5 miles to the A331 which gives access to Farnham, junction 4 of the M3 to London and the A31 (Hogs Back) to Guildford.

On arriving at Ascot Court, you are greeted with well-kept communal gardens and resident's car parking. There is security entry and post boxes outside the main door to the building that leads through to the communal hallway.

Upon entering the apartment, the entrance hall presents access to the bathroom, airing cupboard and living room.

The kitchen boasts white upper and lower cabinets complemented by light worktops. It comes equipped with a freestanding fridge/freezer, washing machine, and a stove and oven set beneath a stainless steel extractor hood.

The bathroom comprises a three-piece white suite with shower over bath, partially tiled walls and sink inset to vanity unit.

The double bedroom measures 2.58m x 2.10m and benefits from a rear aspect double glazed window. The lounge has a bright and airy feel, with dual aspect glazing.

Annual service charge: £2,436.00

Annual ground rent charge: £0

Remaining lease: 162 Years

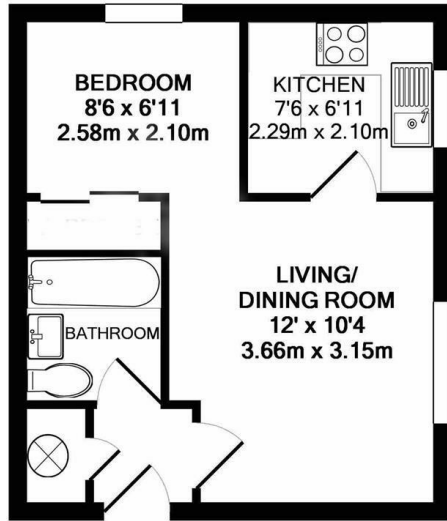
Tenancy until: 12/01/2025

Monthly Rental Income: £850

Council tax band: A

No onward chain





FIRST FLOOR FLAT

ASCOT COURT, ALDERSHOT  
INTERNAL FLOOR AREA (APPROX.)  
306 sq ft/ 28.43sq m

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.  
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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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