



28-28a Gordon Road, Aldershot

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- Freehold investment opportunity
- 1 x One bedroom maisonette
- 1 x Two bedroom split-level maisonette with private garden
- Freehold - No ground rent or service charge
- Currently generating £24,600 per annum
- 7% Rental yield
- Fully refurbished in last 24 months
- Recently replaced UPVC windows and doors
- Excellent condition
- Tenants in situ fully referenced on AST's

Presenting a unique chance to acquire a freehold investment featuring a two-bedroom, split-level garden maisonette and a ground floor one-bedroom maisonette. Both properties are conveniently held under a single freehold title, eliminating concerns about ground rents or diminishing leases.



Currently, both units are tenanted by fully referenced tenants with impeccable payment histories, secured on fixed-term Assured Shorthold Tenancies. Together, these properties generate an impressive annual income of £24,600, yielding a desirable 7% gross rental yield.

Both properties have been recently refurbished with UPVC replacement doors and windows, as well as stylish kitchens and bathrooms. Each maisonette is equipped with gas central heating and set up on separate utilities and council tax, ensuring low maintenance in the coming years.

We hold a comprehensive document set in branch, including safety Gas and Electrical certifications, payment records, and Tenancy Documents (AST contracts, Deposit Registration (DPS), and References).

This is an exceptional investment opportunity, combining the benefits of freehold ownership with a strong rental yield and minimal upkeep requirements.

Pursuant to the requirements of the Estate Agents Act 1979, we must inform you that the Proprietors of Martin & Co (Aldershot) hold an interest in the freehold title.



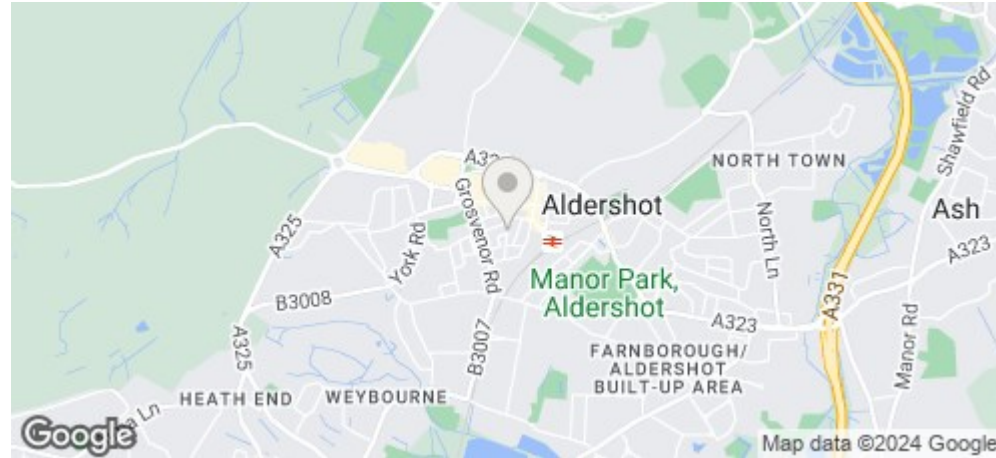
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Approximate Gross Internal Area = 103.3 sq m / 1112 sq ft
 Outbuilding = 11.2 sq m / 121 sq ft
 Total = 114.5 sq m / 1233 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(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	



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1107182)
 Produced by BlueSky Estate Agency Services on behalf of Martin&Co

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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.

