



**Campbell Fields, Aldershot**

**£1,300 PCM**

  
**MARTIN&CO**

# Campbell Fields, Aldershot

## Apartment

2 Bedrooms, 2 Bathroom

£1,300 PCM

Date Available: 30th September 2024

Deposit: £1,500

Unfurnished

- EPC C - 78
- Council tax band C
- Deposit £1500
- Balcony
- Allocated parking
- Gas heating
- En-suite to master
- Two double bedrooms

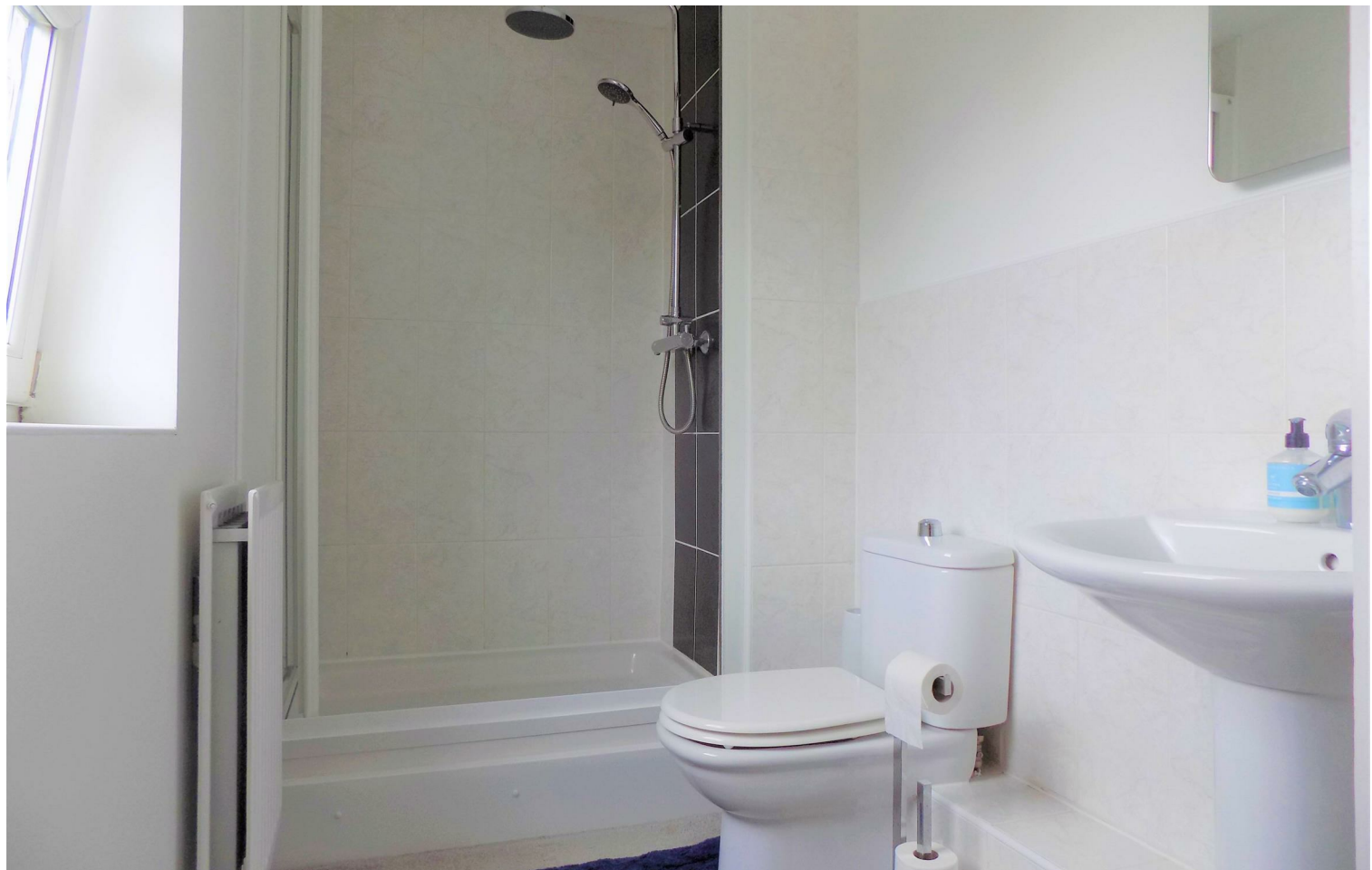
Martin & Co are delighted to offer the market this superb first floor apartment with balcony and parking. Located in the rarely available development of Campbell Fields the property is situated in a quiet location close to Manor Park, yet still only a 0.4 mile walk to the train station and town centre.

Accommodation comprises of two double bedrooms, with the master having built in wardrobes and an en-suite shower room, living/dining room and a modern fitted kitchen and bathroom.

Further benefits include gas central heating, double glazing, modern neutral décor throughout and views of the well kept communal gardens. There is also one allocated numbered parking space and one visitors permit for parking.

Available from the 30th of September on an unfurnished basis.  
Minimum household income: £39,000  
Holding deposit: £300





**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		

78 79

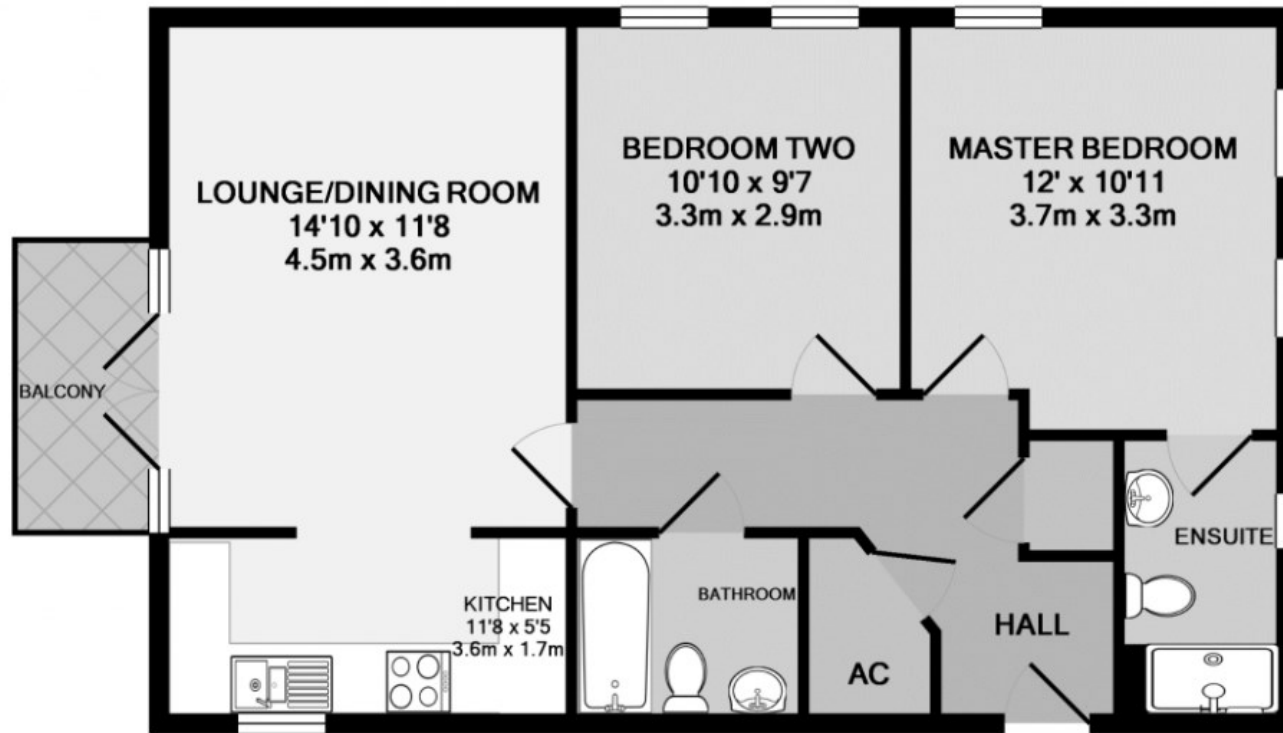
England & Wales EU Directive 2002/91/EC

**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		

80 81

England & Wales EU Directive 2002/91/EC



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Martin & Co Aldershot Lettings  
 173 Victoria Road, Aldershot, Hampshire, GU11 1JU  
 01252 311974 . aldershot@martinco.com

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



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**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.

