

4 Gordan Place Birchett Road, Aldershot GU11 1FB



## **Birchett Road, Aldershot**

- Town centre location
- No onward chain
- Ex-show home
- · Excellent fit and finish
- · Access to gated private car park
- Two double bedrooms
- Two bathrooms
- EPC: 56/56

Council Toy Pand: P

Situated in Aldershot town centre near the mainline station, this high-spec first-floor apartment was the former show home. It features a dualaspect reception room, a modern kitchen with integrated appliances, two double bedrooms with built-in wardrobes, and two contemporary bathrooms. Secure gated parking and a security entry system. Available now with no onward chain.

This beautifully presented first-floor apartment is ideally situated in the heart of Aldershot town centre, within close proximity to the mainline station. Originally the show home for the development, the







property benefits from spacious accommodation and an abundance of natural light.

The apartment features a high-specification finish throughout, including a gloss white Optiplan kitchen with integrated appliances, a dual-aspect reception room, and contemporary bathrooms. There are two generously sized double bedrooms, both with built-in wardrobes, including a principal bedroom with an en-suite shower room. An additional modern bathroom serves the second bedroom and guests.

Secure electric gates provide access to the development's parking facilities, with access to parking available. The property also benefits from a security entry phone system for added convenience.

Offered with no onward chain, this apartment presents an excellent opportunity for both homeowners and investors, with an estimated rental income of £1,300 per month.

## **Key Information:**

Lease Remaining: 116 years (as of August 2024)

Service Charges: £2,992.25 (until 30th June

2025) - reviewed annually

Ground Rent: £250 per month – reviewed

annually

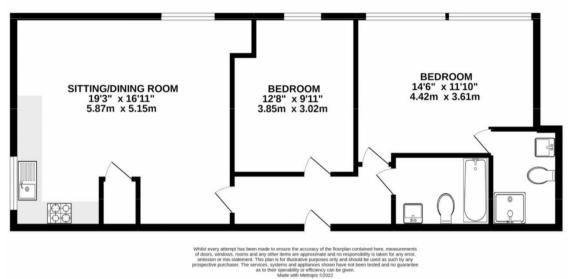
Council Tax Band: B EPC Rating: D (56)

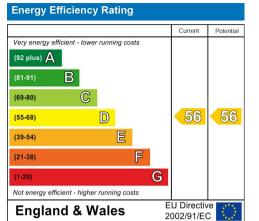


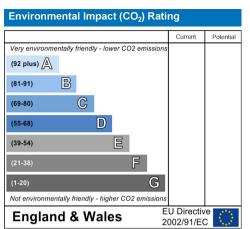




## **GROUND FLOOR**









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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** 

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