



**Alice Road, Aldershot**

**£900 Per Month**

**MARTIN&CO**



# Alice Road, Aldershot

- Security Deposit £1038
- Council Tax: B
- EPC C 76
- 1 Double bedroom
- Loft access for storage
- Central heating
- Town centre location
- Spacious living room
- Allocated parking

Martin & Co are proud to present this well-appointed one-bedroom, top-floor flat, ideally situated in a central town location. Internally, this property features a kitchen with a gas hob, a double bedroom, a bathroom complete with a bath and overhead shower, gas central heating and loft access for extra storage. Externally, this property comes with allocated parking and is located in the heart of Aldershot town centre, within walking distance to local amenities Aldershot train station. \* Please note, there is no lift access with this property.\*

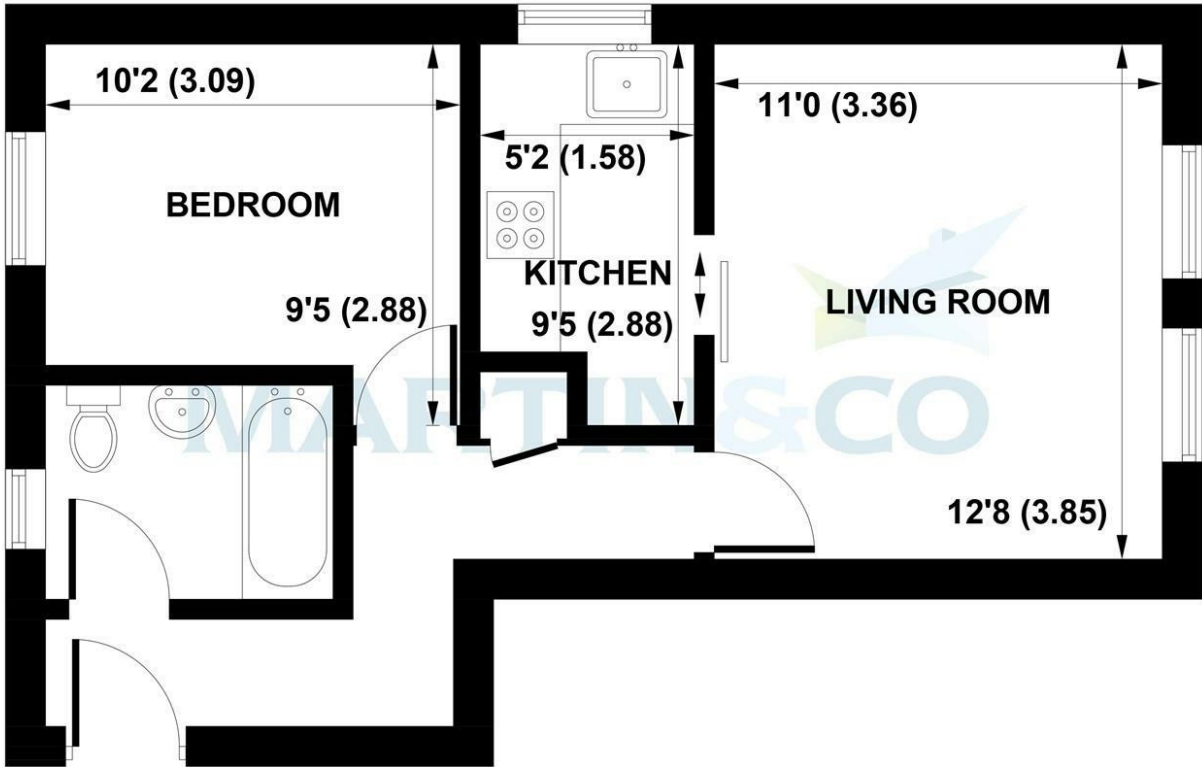
Available immediately on an unfurnished basis.  
Minimum household income for references required - £27,000\*  
Holding deposit (one weeks rent) - £207

**\*\*This is a guide only and is subject to a full affordability assessment on application, which**

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

# Avery Court, Aldershot

Approximate Gross Internal Area = 36.1 sq m / 388 sq ft



## SECOND FLOOR

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. (ID1166530)  
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.

