



Ascot Court, Aldershot

Ascot Court, Aldershot

- Charming one-bedroom apartment
- Spacious lounge and dining area
- Generously sized bedroom
- Excellent location
- Potential to extend the lease

This charming one-bedroom apartment in Ascot Court, Aldershot, offers spacious living with a separate kitchen, generous bedroom, and parking included. Ideally located near the mainline train station, it provides excellent commuter links and easy access to local amenities. A great opportunity for first-time buyers or investors, with potential to extend the lease subject to the sale price.

Welcome to this charming one-bedroom apartment located on the second floor of Ascot Court in Aldershot. This modern property offers a delightful living space, perfect for individuals or couples seeking a comfortable home in an excellent location.

As you enter, you will find a spacious lounge and dining area that provides a warm and



inviting atmosphere, ideal for relaxation or entertaining guests. The separate kitchen is well-equipped, featuring ample space for a washer/dryer and a dishwasher, making daily chores a breeze.

The bedroom is generously sized, providing a peaceful retreat at the end of the day. The bathroom is conveniently located, ensuring privacy and ease of access.

One of the standout features of this apartment is its proximity to the mainline train station, offering excellent transport links for commuters and easy access to nearby amenities. Additionally, the property includes parking for one vehicle, adding to the convenience of urban living.

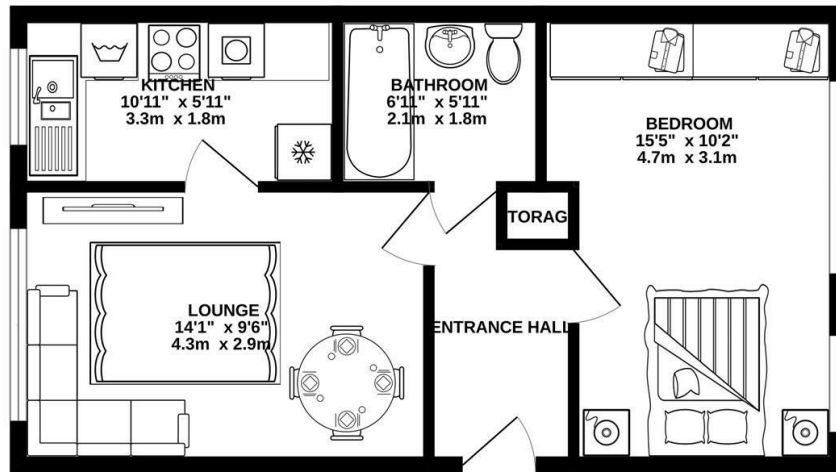
For those considering a long-term investment, there is the possibility of extending the lease, depending on the agreed sale price.

This neat apartment is a fantastic opportunity for anyone looking to settle in a vibrant area with all the necessary conveniences at hand. Do not miss the chance to make this lovely property your new home.

Council Tax Band: B
Service Charge: £2 554.15pa
Ground Rent: £90pa



GROUND FLOOR 433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 433 sq.ft. (40.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2025

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



Martin & Co Aldershot
173 Victoria Road, Aldershot, Hampshire,
GU11 1JU
Aldershot@martinco.com

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



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.

