



**Grosvenor Road, Aldershot**

**£1,000 Per Calendar Month**



# Grosvenor Road, Aldershot

## Flat - Studio

### 1 Bedrooms, 1 Bathroom

### £1,000 Per Calendar Month

Date Available: 16th October 2025

Deposit: £1,153

Furnished

- Available for single occupancy only
- Large shared communal area
- Rent includes all bills including council tax
- Broadband internet included
- Ensuite shower room
- Bed, mattress, chair, desk and wardrobe included
- Kitchenette with microwave
- Regular cleaning of communal areas

Studio B.

Nestled in the heart of Aldershot, this charming studio flat on Grosvenor Road offers a perfect blend of comfort and convenience. Ideal for individuals seeking a low-maintenance living space, this property features a well-designed layout that maximises every inch of its area.

The studio is thoughtfully arranged to create a warm and inviting atmosphere, making it easy to call home. The living/ sleeping area is versatile, cosy and intimate. The shower room, is modern and functional, providing all the necessary amenities for daily living.

Situated in a vibrant community, residents will enjoy easy access to local shops, cafes, and parks, making it an excellent choice for those who appreciate a lively neighbourhood. Public transport links are also readily available, ensuring that commuting to nearby towns and cities is both simple and efficient.

EPC Rating: A

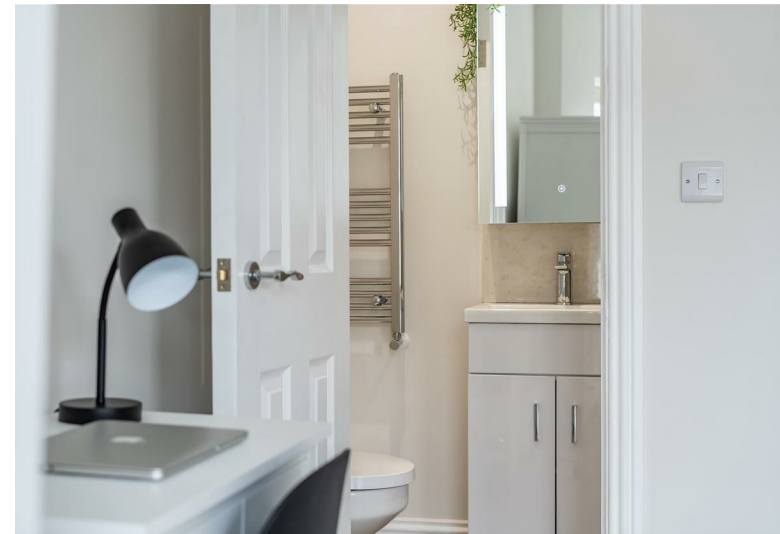
Length of tenancy: Long term ideally

Contract: Single Occupancy only

Council Tax Band: A

Council Tax Cost: Included within tenancy

Pets: None permitted





| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          | 92                         | 92        |
| (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 |                            |           |
| England & Wales                             | EU Directive<br>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 |                            |           |
| England & Wales                                                 | EU Directive<br>2002/91/EC |           |



## Grosvenor Road, Aldershot, GU11

Approximate Area = 180 sq ft / 16.7 sq m

Communal Area(s) = 555 sq ft / 51.5 sq m

Total = 735 sq ft / 68.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for The Home Club Group Ltd. REF: 1361317

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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.

