



Flat 2
Cargate Avenue, Aldershot

Cargate Avenue,

- One-bedroom apartment in a sought-after Aldershot location.
- Spacious and well-presented throughout.
- Ideal for buyers, investors, or downsizers.
- Close to shops, station, and transport links.
- Approx. 118-year lease remaining.

A well-presented one-bedroom ground floor apartment ideally located close to Aldershot town centre and the mainline station. Offering bright and spacious accommodation, this property is an excellent choice for first-time buyers, investors, or those looking to downsize.

Located in a popular residential area of Aldershot, this well-presented one-bedroom apartment offers an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The property features a bright and spacious living/dining room, a well-proportioned double bedroom, a fitted kitchen, and a modern bathroom. Offering approximately 488 sq. ft. of accommodation, the apartment provides a practical layout with plenty of natural light



throughout.

Conveniently situated within easy reach of Aldershot town centre, the mainline train station, local shops, and a range of amenities, the property also benefits from excellent transport links to the A331, M3, and surrounding areas.

Early viewing is highly recommended to appreciate everything this fantastic apartment has to offer.

Tenure: Leasehold

Lease Remaining: Approximately 118 years

Ground Rent: TBC

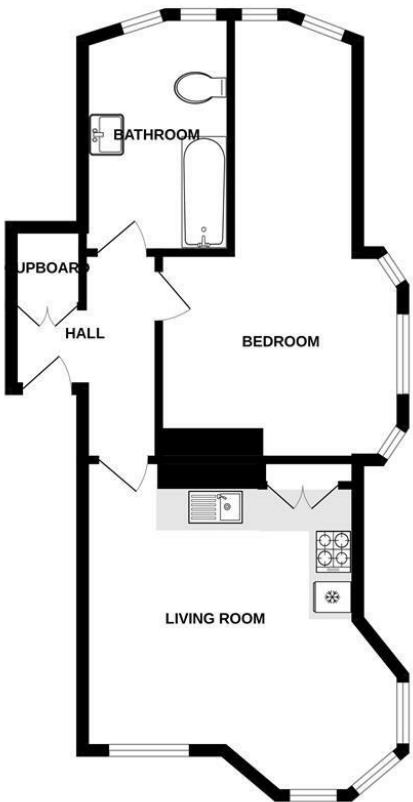
Service Charge: TBC

Council Tax Band: B

EPC Rating: D (67) with potential to improve to C (78)



GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.

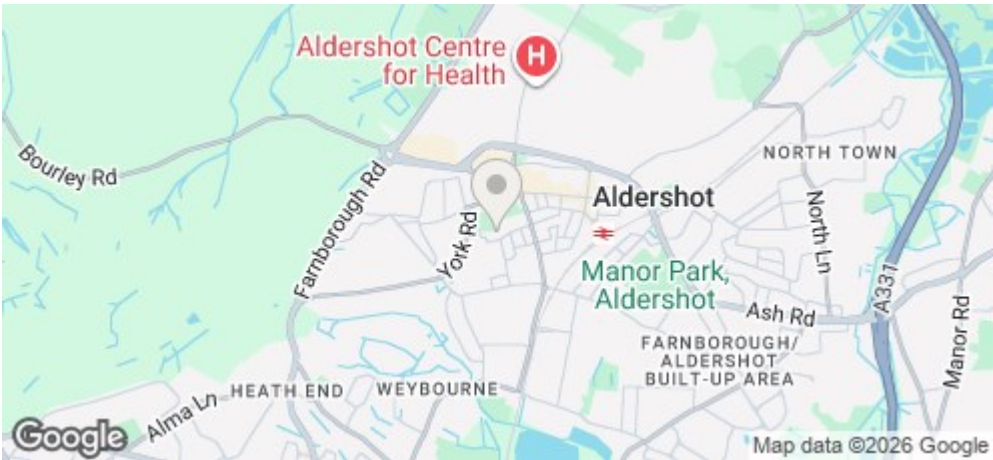


TOTAL FLOOR AREA: 488 sq.ft. (45.3 sq.m.) approx.

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.
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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		
	67	78
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 	



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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.

