



82 Stratfield House
Birchett Road, Aldershot

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- No onward chain
- 151 year lease
- A stones throw from Aldershot Mainline Station
- Great investment or first time purchase
- Secure parking - 1 Allocated

Stratfield House is a landmark central Aldershot building, just a 2-minute walk from the mainline station with fast links to London Waterloo and excellent road access. This second-floor apartment features a bright dual-aspect living/dining space, modern kitchen, double bedroom with built-in storage, and neutral décor throughout within a secure development with undercroft parking. Further benefits include a 151-year lease, no ground rent, and Council Tax Band B.

Located not only within easy reach of the A331 which gives access to Farnham, junction 4 of the M3 to London and the A31 (Hogs Back) to Guildford, Stratfield House further benefits from being just a 2-minute walk to Aldershot's Mainline Train Station which provides services



to London Waterloo within 47 minutes.

Stratfield House, formerly a military printing works, is a substantial imposing building situated in the heart of Aldershot Town Centre. There are several secure entrances into the building, communal areas, and an undercroft car park. Apartment 82 can be found on the second floor.

On entering the apartment, a hallway provides doorway access to the living/dining room, double bedroom, shower room, and handy storage cupboard. The kitchen can be accessed via the living/dining room.

The living/dining room, benefits from dual aspect, double glazed sash windows, and ample space for living and dining furniture. The kitchen, positioned just off of the living area, comprises of a mixture of eye and base level storage units, integrated oven, hob, and overhead extractor fan, rolltop worktops and space for freestanding appliances.

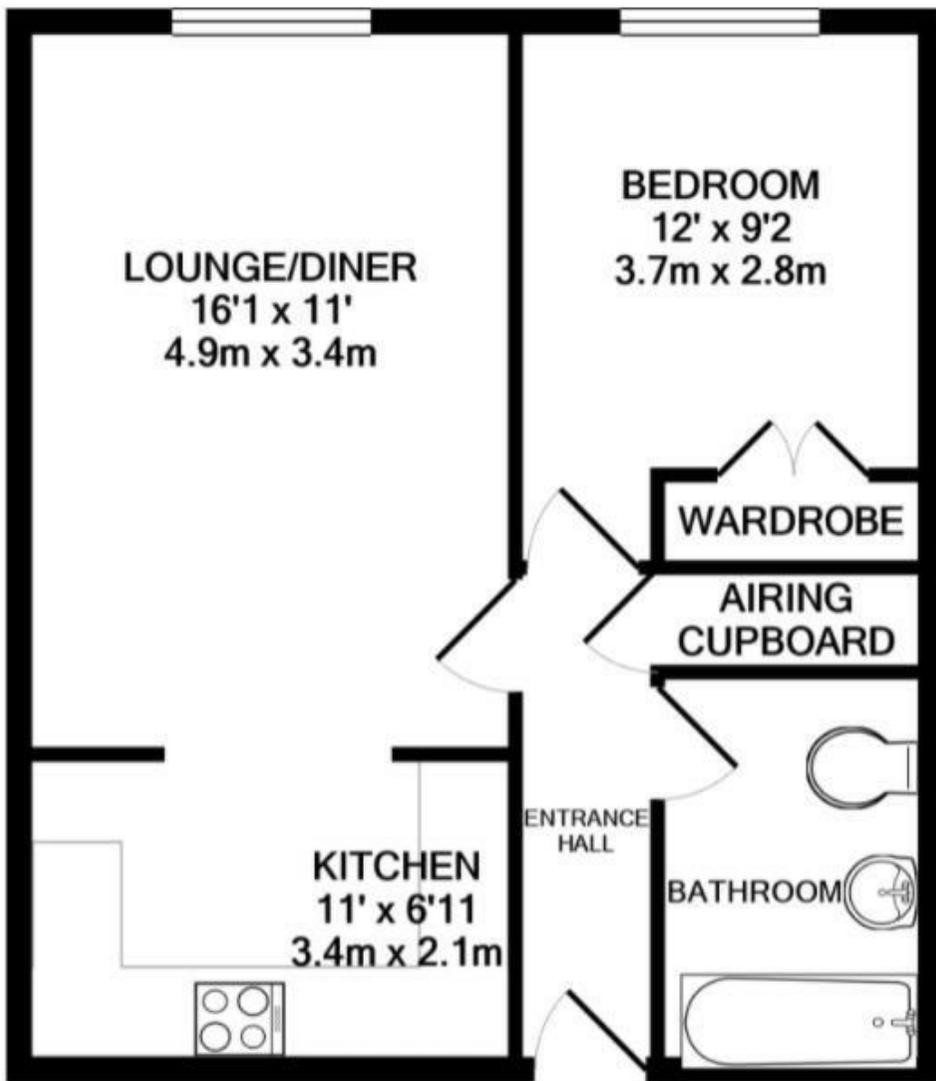
The double bedroom and benefits from a built in double wardrobe with mirrored doors.

Décor throughout has been kept neutral.

Remaining lease: 151 years
Annual service charge: £1,771pa
Annual ground rent charge: £0
Council Tax Band: B

Photographs taken prior to current tenancy.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 67 </div>
(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			<div style="text-align: center;"> 81 </div>
(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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