



Ascot Court, Aldershot

MARTIN&CO

Ascot Court, Aldershot

- Ground Floor, One Bedroom Flat
- Residential Parking
- Town Centre Location
- Modern Kitchen & Bathroom
- Laminate Flooring Throughout

This charming ground-floor flat in Ascot Court, Aldershot offers a spacious reception room, a well-appointed bedroom, a modern bathroom, and parking for one vehicle. Ideally located near local amenities, parks, and transport links, it is a practical and appealing option for first-time buyers, downsizers, or investors.



Welcome to this charming ground floor flat located in the desirable Ascot Court, Aldershot. This delightful property features one spacious reception room, perfect for relaxing or entertaining guests. The flat boasts a well-appointed bedroom, providing a comfortable retreat for rest and relaxation. Additionally, there is a modern bathroom that caters to all your needs.

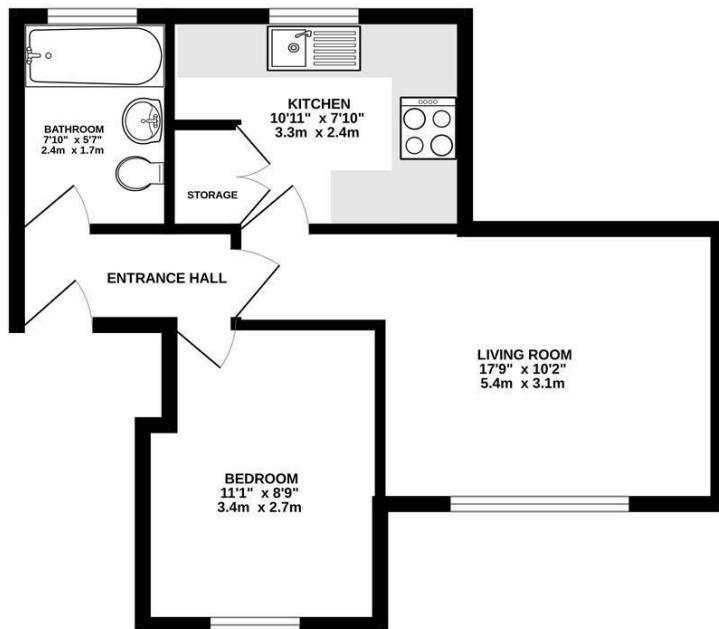
One of the standout features of this property is its excellent location. Nestled in a vibrant community, residents will enjoy easy access to local amenities, parks, and transport links, making it an ideal choice for both first-time buyers and those looking to downsize or invest.

For added convenience, the flat includes parking for one vehicle, ensuring that you have a secure space for your car. This property presents a wonderful opportunity to own a home in a sought-after area, combining comfort and practicality in one neat package.

Whether you are looking to invest or find a new place to call home, this flat in Ascot Court is certainly worth considering. Don't miss out on the chance to make this lovely property your own.



GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 396 sq ft. (36.8 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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their suitability 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	61	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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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