



## 4 Warren House The Warren

Aldershot, GU11 3AB

### Offers In Excess Of £175,000

Offers in Excess of £175,000 | No Onward Chain

A well-presented two double bedroom apartment, tucked away in a quiet location within the highly sought-after Cargate Conservation Area, offered to the market with no onward chain.

The property offers generous living space and enjoys lovely views, featuring a bright 16' x 12' living room with a large bay window, a separate kitchen, two well-proportioned double bedrooms, and a spacious bathroom.

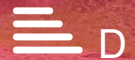
Additional benefits include gas central heating, double glazing, access to well-maintained communal gardens, a private shed, and resident parking. The apartment is presented in good decorative order throughout.

Ideally suited to first-time buyers, investors, or those looking to downsize, the property is also well positioned for commuters, with easy access to the M3 and A3, as well as Aldershot mainline station providing direct services to London Waterloo in under an hour. The town centre offers a wide range of amenities, including shops, restaurants, leisure facilities, parks, and entertainment options.

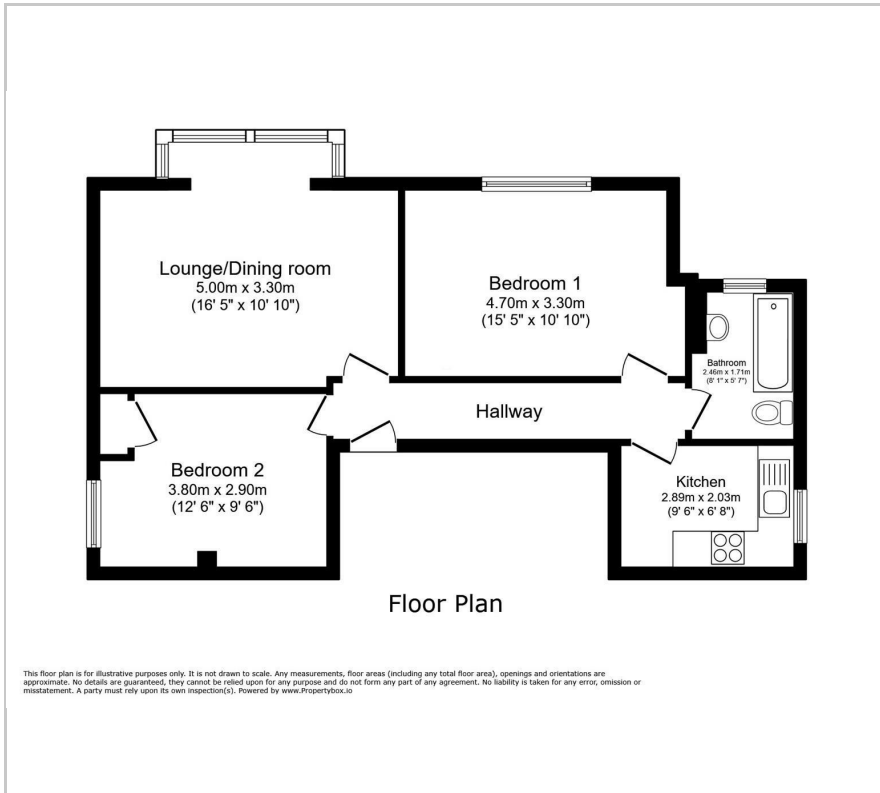
- 2 Double Bedrooms.
- Views from Lounge
- Seperate Kitchen and Bathroom.
- Superb 16 x 12 Living Room.
- 2 Parking spaces.
- Lease - 889 years remaining.
- Service Charges - £150 pcm approx.
- Ground Rent - £0.
- Council Tax Band A.
- EPC Energy Rating Band (D) 67.

#### Viewing

Please contact our Fosters Sales Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.



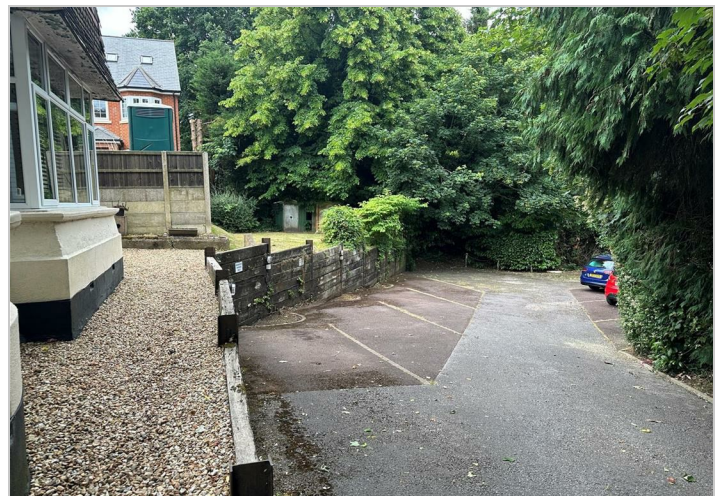
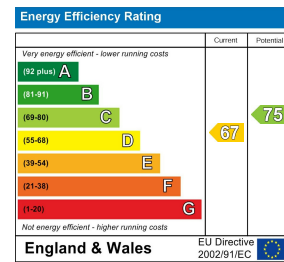
## Floor Plan



## Area Map



## Energy Efficiency Graph



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