



## 2 Kingsley Court Windsor Way

Aldershot, GU11 1HZ

Asking Price £30,000

This well-presented one-bedroom ground floor apartment benefits from direct access onto the communal gardens. The property features a modern fitted kitchen with integrated appliances, a spacious living/dining room, a double bedroom with built-in wardrobe, and a fully tiled bathroom/wet room with non-slip flooring. Further benefits include UPVC double glazing throughout.

The service charge includes a weekly internal clean, complimentary daily tea, coffee and biscuits, and the support of a highly regarded on-site manager. Residents also enjoy excellent communal facilities, including a bright and spacious lounge, a large laundry room, beautifully maintained grounds, and a well-regarded on-site restaurant offering competitive pricing.

Ideally located for commuters, Aldershot offers easy access to the M3 and A3, with a mainline station providing direct services to London Waterloo in under an hour. The town also benefits from a wide range of leisure facilities, shops, restaurants, and green spaces, making this an excellent opportunity for comfortable and convenient living.

- Over 65's only!
- Rare ground Floor Retirement Flat.
- Door from lounge to garden
- Laundry room and on site resturant.
- Must be viewed.
- Lease 106 Years
- Ground Rent £405 pa
- Service Charge £8110 pa
- Council Tax Band (c) 80
- EPC Energy Rating Band C 82

### 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.



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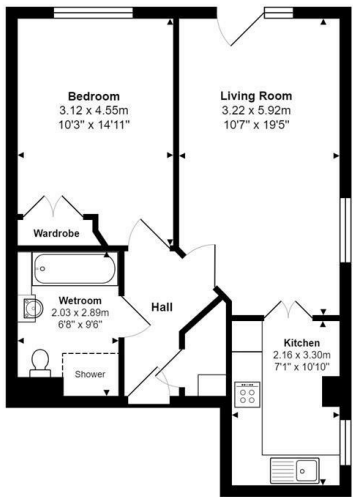
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Floor Plan

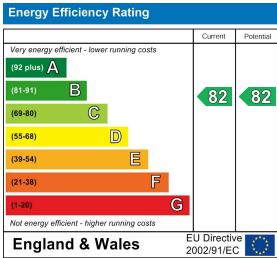


Total Area: 52.8 m<sup>2</sup> ... 568 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Area Map



Energy Efficiency Graph



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