



**Lysons Road, Aldershot**



# Lysons Road, Aldershot

- No onward chain
- Share of Freehold
- 1 Bedroom/1 Bathroom
- Modern Kitchen
- Seperate Living Room
- Allocated Parking and visitor parking
- Council Tax Band B

***This well-presented top-floor apartment is offered with no onward chain and features a share of freehold, a 999-year lease, and no ground rent, making it an excellent long-term investment. Ideally located near Aldershot station and town centre, it also benefits from bright living spaces, communal gardens, and allocated parking.***



This well-presented top-floor apartment is offered to the market with no onward chain and, in our opinion, represents outstanding value at this price point.

A standout feature of the property is the ownership of a share of the freehold, meaning no ground rent is payable. In addition, the lease

has been extended to 999 years, providing excellent long-term security and added value.

Set within a well-maintained residential block, the apartment offers a number of appealing features. The generous main bedroom enjoys far-reaching views, while the bright and airy living room includes a feature fireplace and space for a dining or breakfast table. The separate kitchen is both stylish and functional, fitted with shaker-style units and complemented by attractive metro-tiled splashbacks. The property is completed by a modern bathroom with a white suite and an electric shower over the bath.

Outside, residents benefit from well-kept communal gardens with mature planting, as well as an allocated parking space and additional visitor parking.

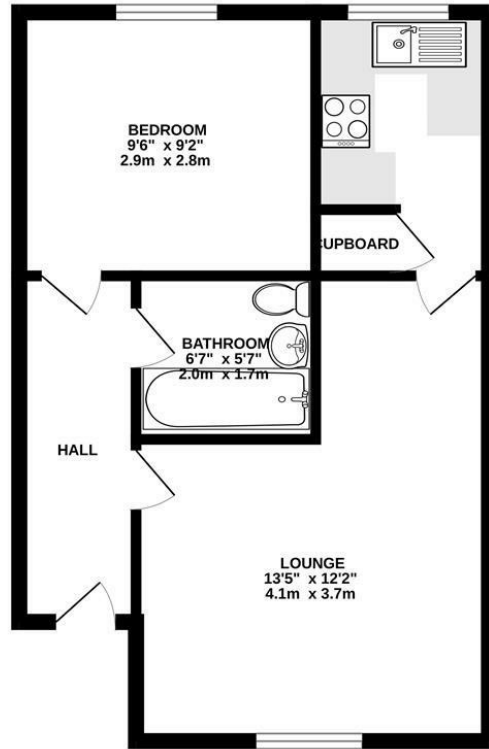
Ideally located within walking distance of Aldershot Mainline Station (with direct links to London Waterloo in around 40 minutes) and Aldershot town centre, the apartment is perfectly suited for commuters and those seeking convenient access to local amenities.

**Key Information:**

- Tenure: Share of Freehold
- Lease: 999 years from June 2025
- Council Tax Band: B
- Service Charge: £1,625 per annum
- Ground Rent: £0



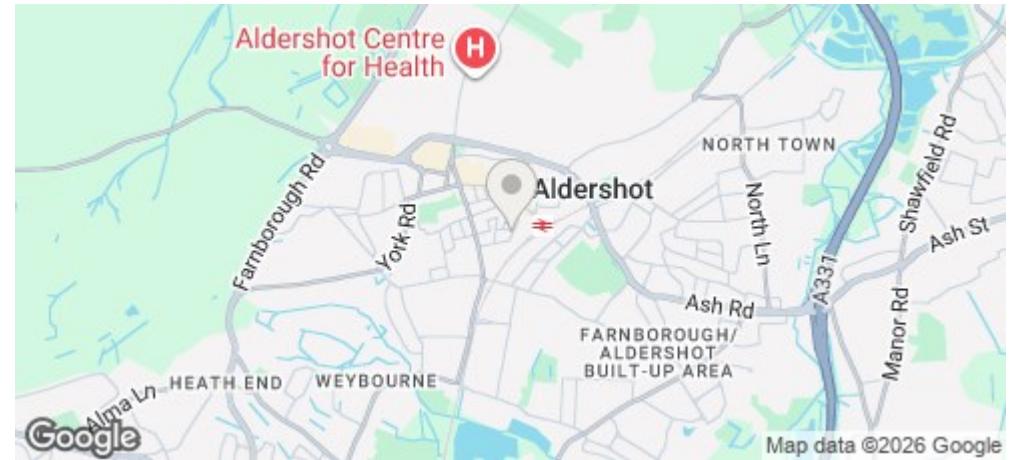
GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 439 sq.ft. (40.8 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 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		74	80
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions			
England & Wales		EU Directive 2002/91/EC	



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