



## 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.

This spacious property benefits from fantastic views and features a bright 16' x 12' living room with a large bay window, a separate kitchen, two generous double bedrooms, and a large bathroom.

Further benefits include gas central heating, double glazing, access to communal gardens, a private shed, and resident parking.

Ideally suited to first-time buyers, investors or those looking to downsize, the property is presented in good decorative order throughout.

Situated in a convenient location for commuters, with easy access to the M3 and A3, and Aldershot mainline station offering direct services to London Waterloo in under an hour. The town centre provides a range of amenities including shops, restaurants, leisure facilities, parks, and entertainment venues.

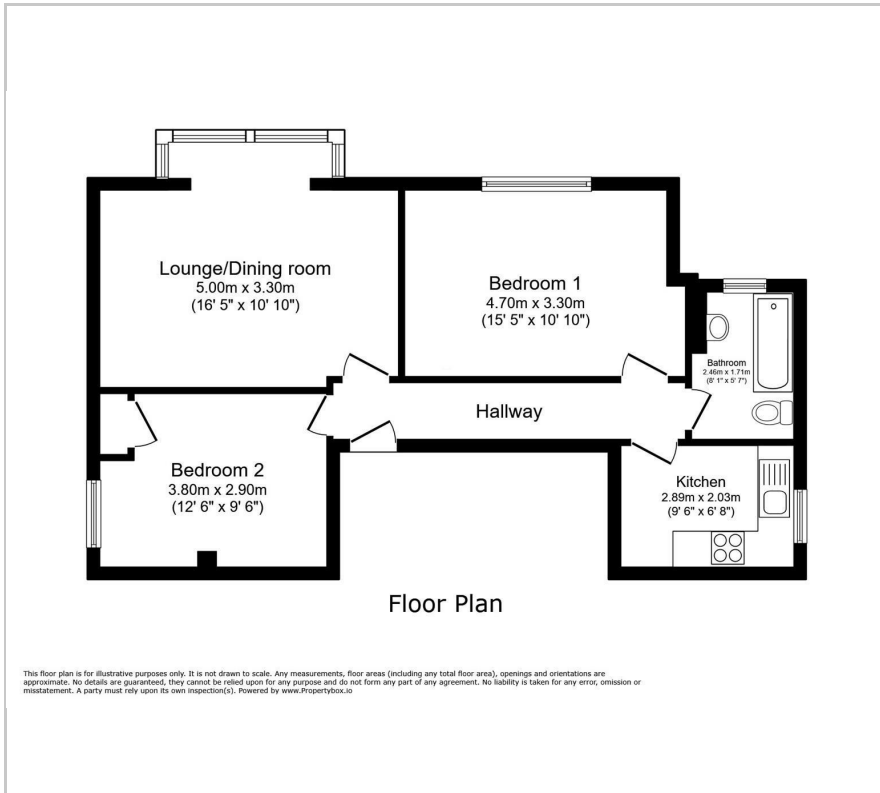
- 2 Double Bedrooms.
- Views from Lounge
- Seperate Kitchen and Bathroom.
- Superb 16 x 12 Living Room.
- 2 Parking spaces.
- Lease - 889 years remaining.
- Service Charges - £150 pcm approx.
- Ground Rent - £0.
- Council Tax Band A.
- EPC Energy Rating Band (D) 67.

#### 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.



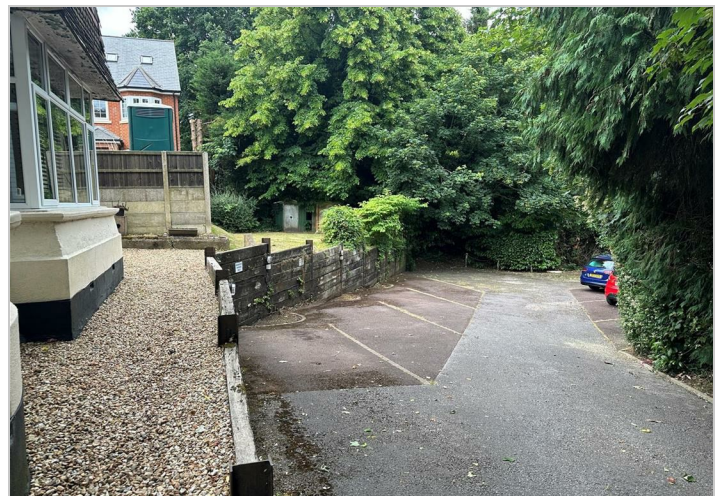
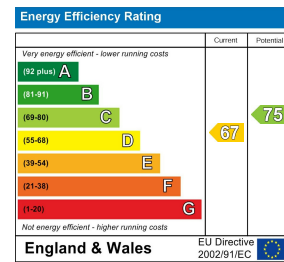
## Floor Plan



## Area Map



## Energy Efficiency Graph



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