



St. Georges Road

  
**MARTIN & CO**

# St. Georges Road

- Period maisonette blending character with modern living
- Two bedrooms, one bathroom, and a spacious lounge
- End-of-terrace position with extra light and private garden
- Share of freehold with 945-year lease
- Well-located near amenities and transport

*This charming lower maisonette on St. Georges Road, built in the early 1900s, combines period character with modern living, featuring two bedrooms, a spacious lounge, and a stylish kitchen diner. As an end-of-terrace property with a long lease and share of freehold, it offers privacy, natural light, and a convenient location near amenities and transport links.*

Nestled on the charming St. Georges Road, this delightful lower maisonette offers a perfect blend of period character and modern living. Built between 1900 and 1909, the property boasts a rich history while providing all the comforts of contemporary life.

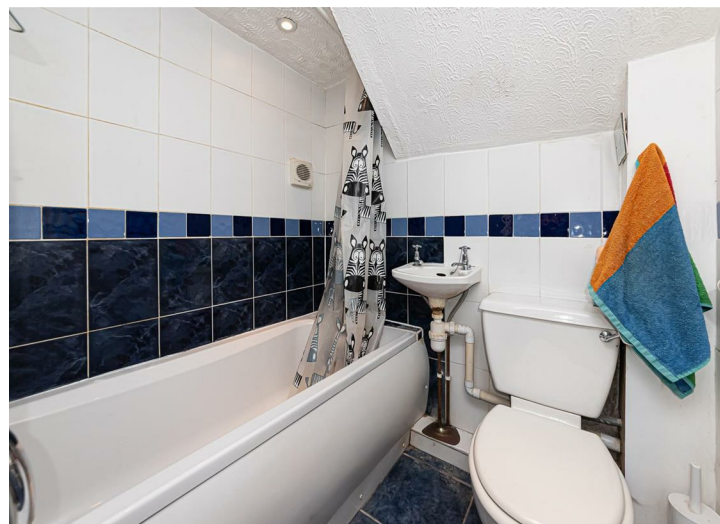


This inviting home features two well-proportioned bedrooms, ideal for a small family, a couple, or even as a spacious home office. The bathroom is conveniently located, ensuring ease of access for all residents. The heart of the home is the generous lounge, which provides a warm and welcoming space for relaxation and entertaining. Adjacent to the lounge is a stylish kitchen diner, perfect for enjoying meals with family and friends.

As an end-of-terrace property, this maisonette benefits from additional natural light and a sense of privacy. With 945 years remaining on the lease and a share of the freehold, this property presents an attractive opportunity for both first-time buyers and seasoned investors alike.

St. Georges Road is well-positioned, offering easy access to local amenities, transport links, and green spaces, making it an ideal location for those seeking a vibrant community atmosphere. This charming maisonette is not just a place to live; it is a place to call home. Don't miss the chance to make this lovely property your own.

Tenure: Share of Freehold  
Remaining lease: 945 Years  
EPC: D  
Council tax band: A



### St. Georges Road, Aldershot

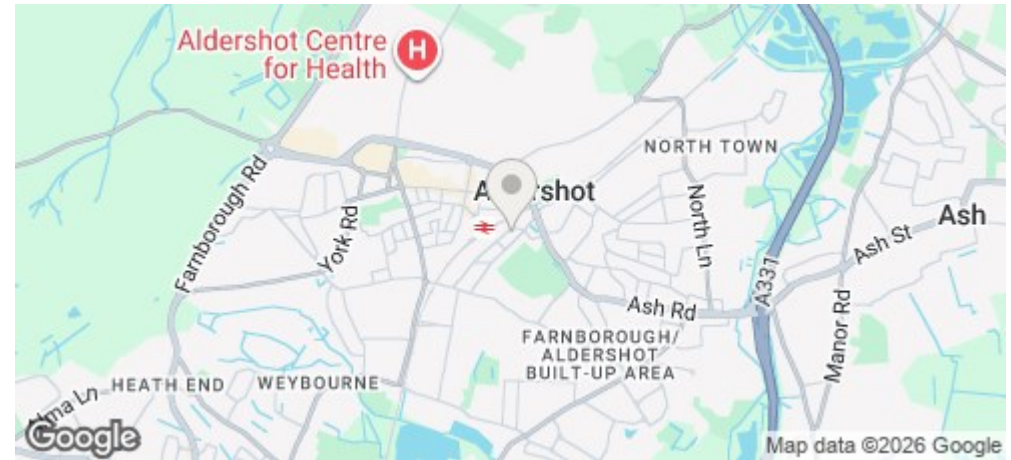
Approximate Gross Internal Area = 49.6 sq m / 534 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1295297)  
Produced by BlueSky Estate Agency Services on behalf of Martin&Co

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**Martin & Co Aldershot**  
173 Victoria Road, Aldershot, Hampshire,  
GU11 1JU  
Aldershot@martinco.com

**01252 311974**  
<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

