10 Islander House
Montgomery Avenue, Wellesley

MARTIN&CO

Montgomery Avenue,

- **Two double bedrooms & two bathrooms**
- **Two allocated parking spaces**
- **No onward chain**
- **Top-floor apartment with secure video entry**
- **Open-plan living with integrated air filtration**
- **Wellesley woodland on the doorstep & London Waterloo under an hour**
- **Indoor secure bike storage**
- **Fitted wardrobe to master bedroom**
- **Exceptional storage: large hallway cupboard, loft & communal storage**

A stylish two-bedroom top-floor apartment with two bathrooms, one covered parking space, one other allocated parking and no onward chain. Set within the sought-after Wellesley development, with woodland on the doorstep and London Waterloo less than an hour away.

This bright and spacious top-floor apartment, located within Aldershot's flagship Wellesley development, offers approximately 753 sq ft of modern open-plan living, with Wellesley's award-winning woodland and green spaces right on the doorstep.

The apartment opens into a generous open-plan living and kitchen area, creating a bright and sociable space with plenty of room to relax, dine and entertain. An integrated air filtration system helps keep the space fresh throughout the year.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from a fitted wardrobe and private en suite shower room, complemented by a separate family bathroom.

Storage is a particular strength of this home, with a large hallway cupboard, a sizeable loft and additional communal storage, providing an unusually generous amount of space for apartment living and helping to keep the property uncluttered.

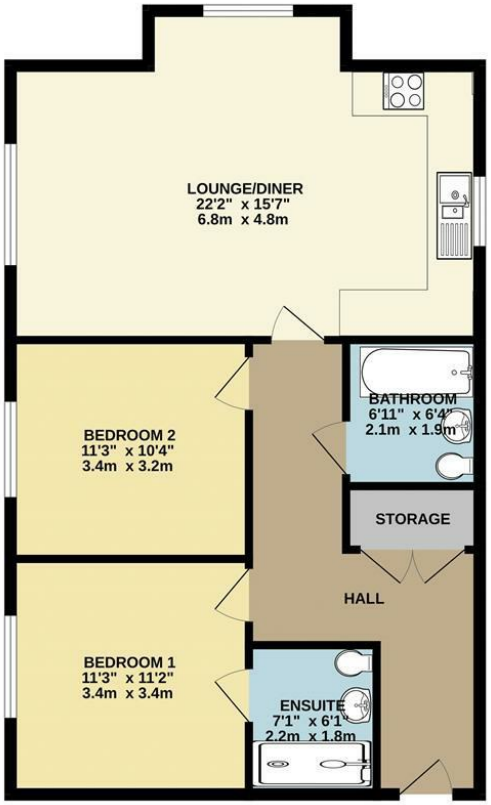
Situated on the top floor and accessed via a secure video entry system, the property also benefits from an undercover allocated parking space, plus an additional allocated parking space and secure indoor bike storage, offering both convenience and peace of mind.

The Wellesley development is set within the grounds of the historic Aldershot Garrison and provides residents with exceptional access to nature, including 110 hectares of Green Flag woodland, lakes and Basingstoke Canal towpaths, alongside new schools, parks and a local centre. Aldershot mainline station is approximately a 15-minute walk away, providing direct services to London Waterloo in under an hour, while the A331, A31 and M3 are also easily accessible.

Offered to the market with no onward chain, this well-presented apartment is ideally suited to first-time buyers, downsizers, commuters and investors looking for a modern home in a well-connected and increasingly popular development.

TENURE - Leasehold
ANNUAL SERVICE CHARGE - £1800
GROUND Rent - £250
EPC - B
COUNCIL TAX - Band C
LENGTH OF LEASE - 989 years left

TOP FLOOR
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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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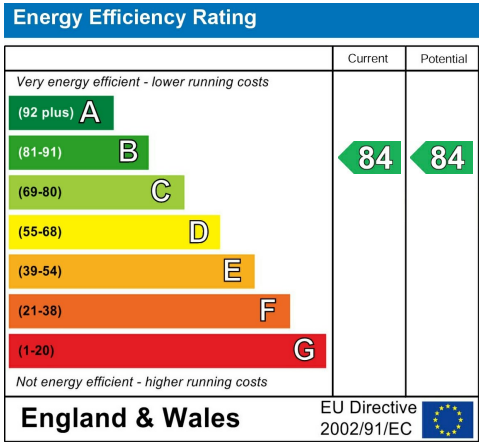

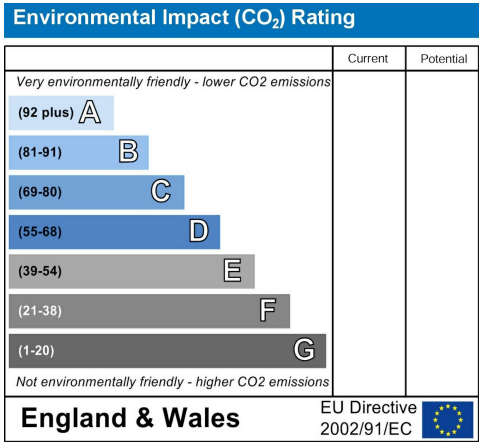

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The Property Ombudsman