



## Flat 66, Kingsley Court Windsor Way

Aldershot, GU11 1HZ

Asking Price £39,950

RARELY AVAILABLE, this lovely south facing one-bedroom apartment offers a bright and airy living environment and has been well maintained throughout. Situated on the top floor a particular feature of the property is the views from the bedroom and lounge, providing a distinctive and attractive living space.

The service charge includes a weekly internal cleaning service, access to a 24 hour highly regarded on-site manager, and complimentary daily tea, coffee, and biscuits. Residents also benefit from a spacious communal lounge, a large laundry room, beautifully kept grounds, and an excellent on-site restaurant offering subsidised meals.

Ideally positioned with convenient access to the M3 and A3, the apartment is also within easy reach of the mainline railway station, providing direct services to London Waterloo in under an hour. The town offers a wide selection of shops, restaurants, leisure facilities, and green spaces, making this an outstanding opportunity for comfortable, secure, and convenient living.

### 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.

- Over 65's only!
- Third floor
- Wet Room
- Laundry room and on site restaurant
- Must be viewed.
- Lease 125 Years, 104 left!!!
- Ground Rent £405 pa
- Service Charge £8110 pa
- Council Tax Band (B)
- EPC Energy Rating Band (B) 80



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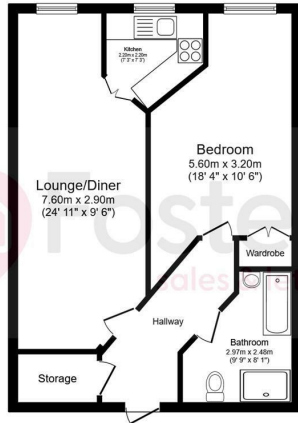


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## Floor Plan



**Floor Plan**  
Floor area 54.6 sq.m. (587 sq.ft.)

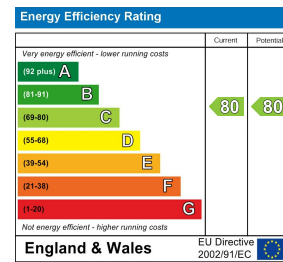
Total floor area: 54.6 sq.m. (587 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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