



**Campbell Fields, Aldershot**





# Campbell Fields, Aldershot

- Two double bedrooms
- En-suite to master
- Balcony
- £147 pcm for ground rent, maintenance and building insurance, this also includes parking patrols.
- Superb condition throughout
- No onward chain
- Remanence of a 999 year lease
- Modern apartment in Aldershot
- Close to local amenities
- Ideal for commuters

*Located in the popular Campbell Fields area of Aldershot, this bright and spacious two-bedroom, two-bathroom apartment offers modern living with a welcoming feel. The well-designed layout features a generous reception room and stylish finishes throughout. With excellent local amenities and transport links nearby, it's ideal for professionals, couples, or small families. Long lease and low service charges make it a smart investment or perfect new home.*

Martin & Co are pleased to present this exceptional first-floor apartment, ideally located within the highly sought-after Campbell Fields development. Tucked away





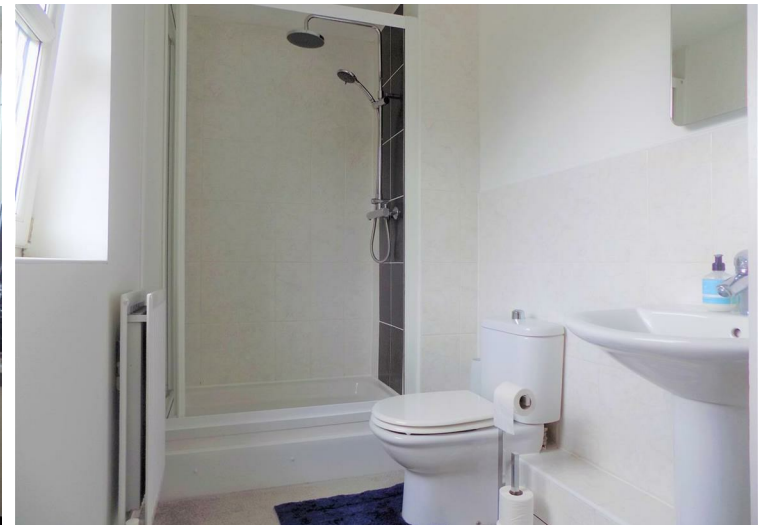
in a quiet setting close to Manor Park, the property offers a peaceful environment while being just a 0.4-mile walk from the train station and town centre, making it perfect for commuters and those seeking convenient access to local amenities.

The apartment offers well-proportioned accommodation throughout, including two spacious double bedrooms. The master bedroom benefits from built-in wardrobes and a private en-suite shower room. The living and dining area is bright and airy, with direct access to a private balcony that overlooks the beautifully maintained communal gardens. A modern, fully fitted kitchen and a stylish main bathroom complete the internal layout.

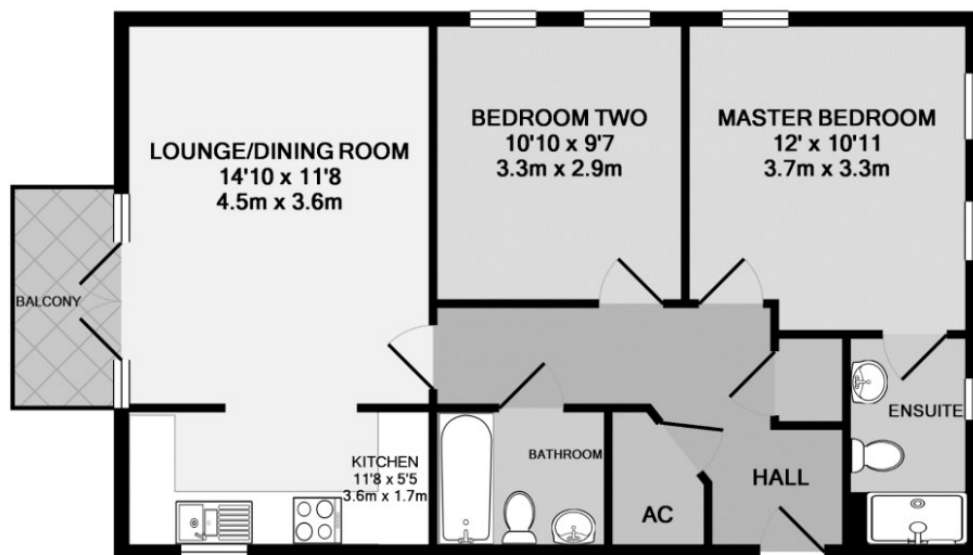
Further benefits include gas central heating, double glazing and a contemporary neutral décor throughout, creating a comfortable and inviting living space. Externally, the property comes with one allocated and numbered parking space, as well as a visitor parking permit.

This rarely available apartment combines style, comfort and a prime location, making it an ideal choice for professionals, couples, or investors.

Council tax - Band C.  
Service charge - £131.29 per month.  
Lease Remaining - 999 years from December 2004



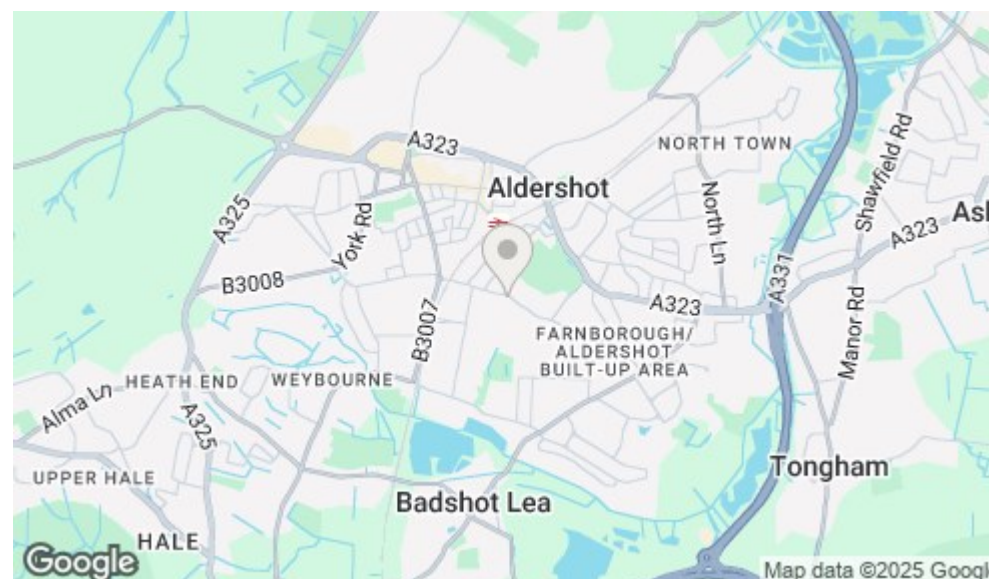




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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**MARTIN&CO**

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