



Ascot Court, Aldershot
£185,000


MARTIN & CO

Ascot Court, Aldershot

- Ground floor flat
- Allocated parking space
- Two double bedrooms
- Double glazed windows
- Ideally located with transport links
- Modern interior throughout
- Council tax band: C



A fantastic spacious and light two bedroom ground floor apartment offering allocated parking and ideal location into Aldershot shopping and train station.



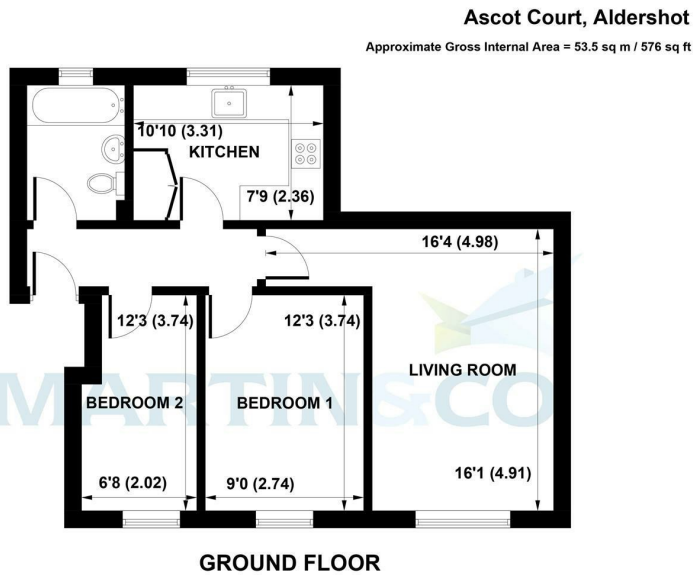
Martin & Co are pleased to present this exceptional first-floor apartment, ideally located within the highly sought-after Campbell Fields development. Tucked away in a quiet setting close to Manor Park, the property offers a peaceful environment while being just a 0.4-mile walk from the train station 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.

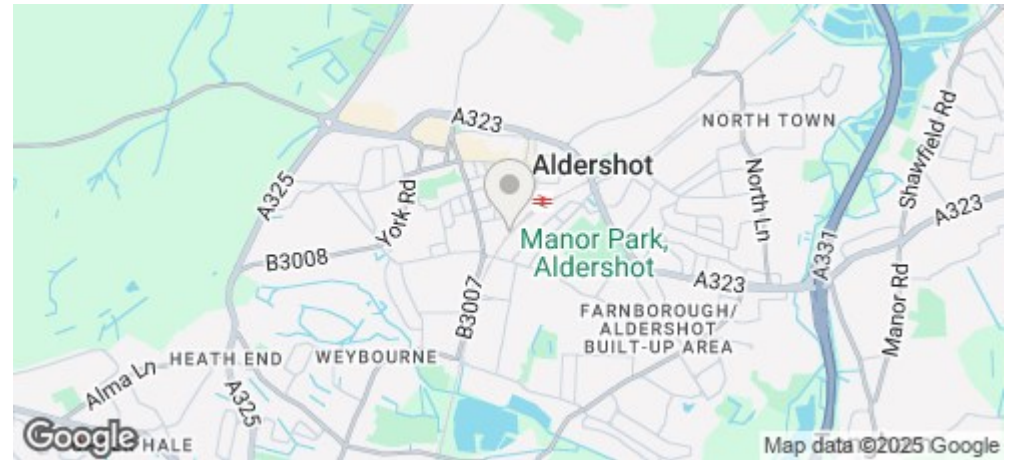




This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1150526)
Produced 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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