



7 Queen Street, Aldershot

MARTIN&CO

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- Two spacious double bedrooms (1en-suite)
- Open-plan living and dining area on the Ground Floor
- Excellent location
- Allocated parking
- Private outside patio area

This modern ground floor two-bedroom Aldershot apartment features an open-plan living area, and en-suite bathroom. It includes parking and is conveniently located near shops and transport links. With a long lease and low service charge, it offers stylish, practical living in a vibrant area.

Nestled in the heart of Aldershot on the charming Queen Street, this delightful ground-floor apartment offers a perfect blend of modern living and comfort. With two spacious double bedrooms, including a well-appointed en-suite bathroom, this property is ideal for couples, small families, or those seeking a stylish retreat.

The open-plan living and dining area is a standout feature, providing a bright and airy space that is perfect for entertaining



or simply relaxing after a long day. Large windows allow natural light to flood the room, creating a warm and inviting atmosphere. Step out onto the patio to enjoy your morning coffee or unwind in the evening with a view of the surrounding area.

In addition to the en-suite, the apartment boasts a second bathroom, ensuring convenience for both residents and guests. The thoughtful layout maximises space and functionality, making it easy to feel at home.

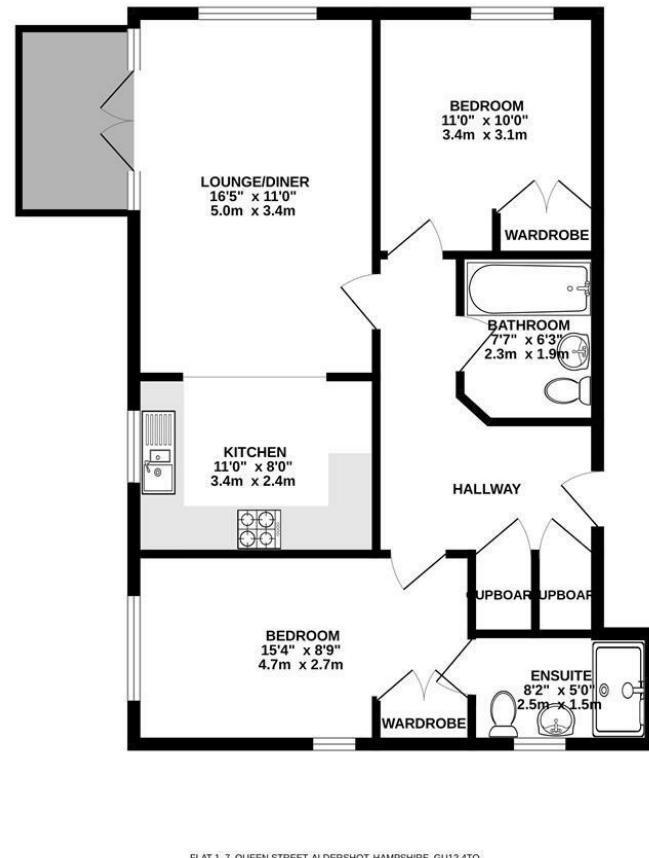
For those with vehicles, an allocated parking is a valuable asset, providing peace of mind in this bustling area. The location is superb, with easy access to local amenities, shops, and transport links, making it a practical choice for commuters and city dwellers alike.

This property presents an excellent opportunity for anyone looking to secure a modern home in a vibrant community. With its appealing features and prime location, it is not to be missed.

Lease: 113 Years remaining
Ground rent and Service Charge:
£180pcm or £2160pa
Council Tax Band: C
EPC: 77/77



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the details contained here, measurements of rooms and other items are approximate and no responsibility is accepted for any error, omission or misdescription. 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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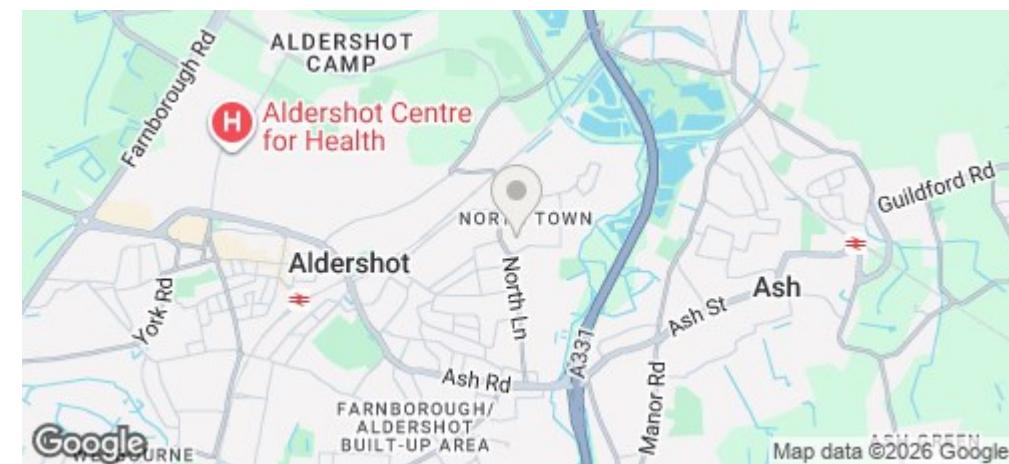
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	

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Environmental Impact (CO₂) 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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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.

