



**76 Campbell Fields,  
Aldershot, GU11 3TZ**

  
**MARTIN&CO**

## 76 Campbell Fields, Aldershot

- Ground floor apartment
- Allocated parking
- En-suite to master bedroom
- Long lease
- No onward chain

*Martin & Co are delighted to bring to the market this well presented, two-bedroom, two-bathroom, ground floor apartment. Benefits include a long lease, allocated parking, and no onward chain! We feel this property would make an excellent first time or investment purchase.*

Campbell Fields is a well sought-after residential development within Aldershot, positioned a short distance from Manor Park and Aldershot town. This development is conveniently located for access to local schools, excellent road links (A331, M3, A3, A31) and is also well within walking distance (0.3 miles or just a seven-minute walk) of Aldershot Mainline Station (access into London Waterloo within 47 minutes).

Upon arrival at the property, there is a small carpark, which provides an allocated parking space for apartment 76 and visitor parking, communal entrance with secure intercom system and letter boxes. This apartment can be found on the ground floor.



On entering the property, you are greeted by a hallway which provides doorway access into the master bedroom, family bathroom, living room, and second bedroom. Two very handy storage cupboards can also be found in the hallway.

The master bedroom allows ample space for a double bed and freestanding bedroom furnishings, and benefits from an en-suite shower room.

The family bathroom is comprised of a white three-piece suite which includes a hand basin, WC, and bath with handheld shower attachment.

The second bedroom measures a respectable 9'8 x 10'2.

The living room offers a generous amount of space, measuring at 14'6 x 13'9, allowing for flexibility on your design for the layout. This room also benefits from having large, double-glazed windows which brings in plenty of natural light.

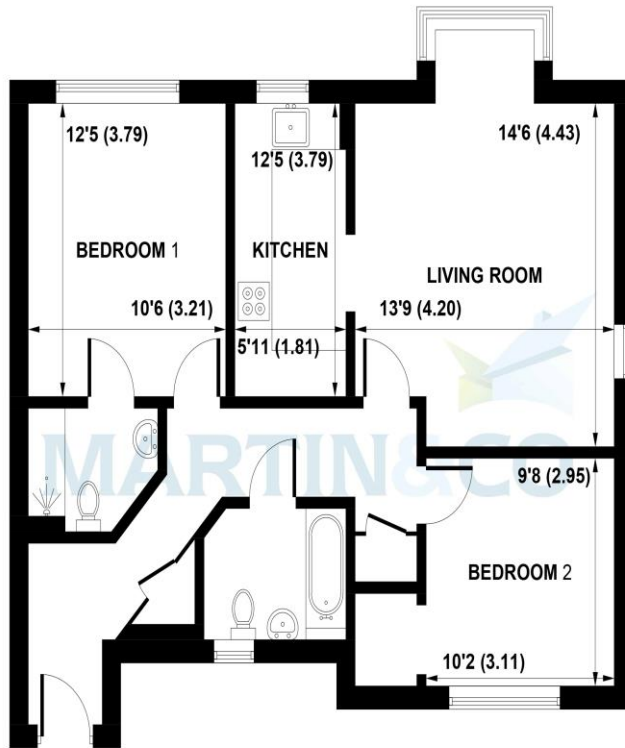
Through the living room, the kitchen can be found in this open plan layout. This kitchen offers multiple cupboards at base and eye level along with spaces for free-standing appliances, an integrated hob and oven.

- Annual Service Charge & Ground Rent - £1575.45
- Lease Length – 977 Years
- Council Tax Band – C
- EPC rating - C



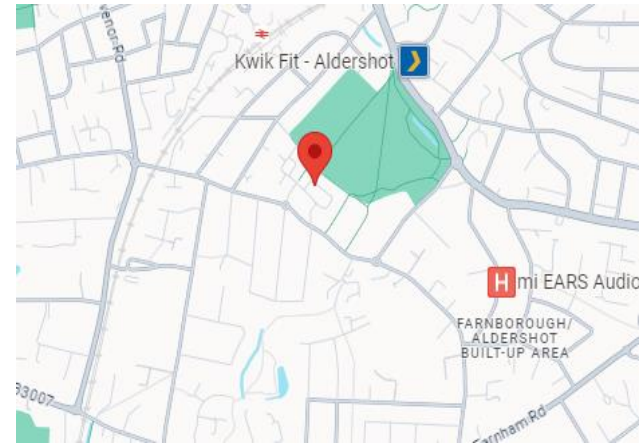
## Campbell Fields, Aldershot

Approximate Gross Internal Area = 71.5 sq m / 770 sq ft



### GROUND FLOOR

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 1016415)  
Produced by BlueSky Estate Agency Services on behalf of Martin&Co



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Martin & Co Aldershot

173 Victoria Road • Aldershot • GU11 1JU  
T: 01252 311974 • E: aldershot@martinco.com

# 01252 311974

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All 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.

