



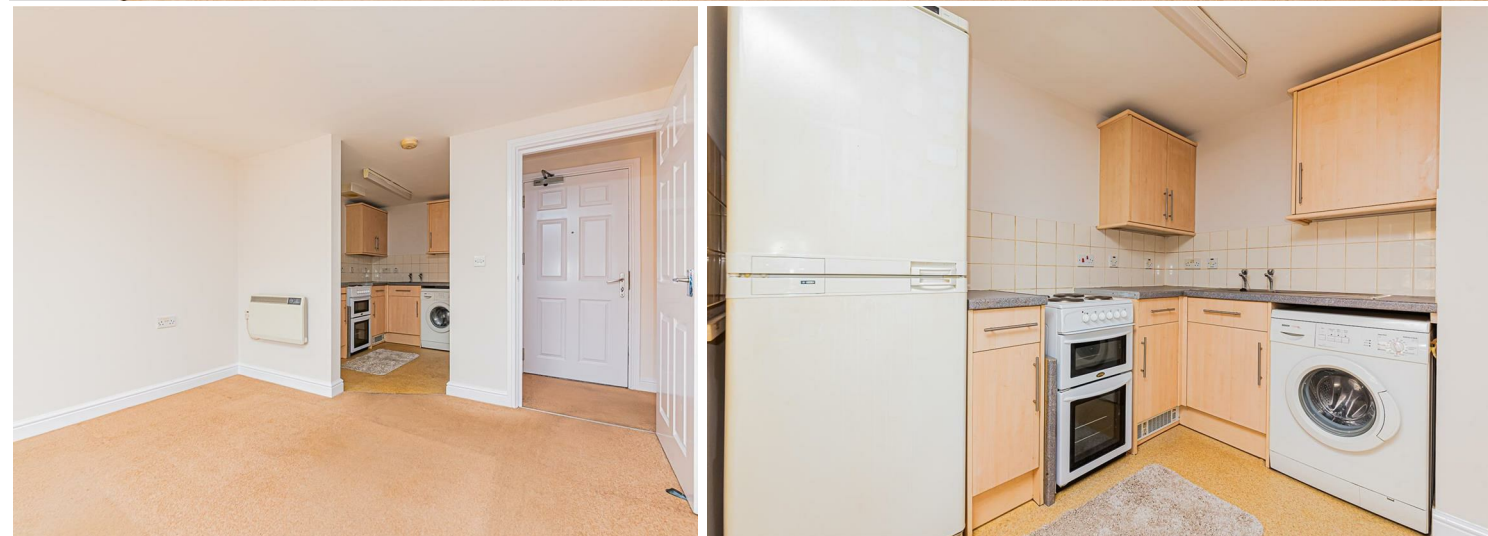
**Sparkhall House**  
**High Street, Aldershot**

# High Street, Aldershot

- One Bedroom Apartment
- No onward chain
- Double Glazed Windows
- Open Plan Kitchen
- Close to Station
- Council Tax Band: B
- Lease: 171 Years
- Annual Service charge: £1140.00

*This one-bedroom flat presents a fantastic opportunity for those entering the housing market or seeking an investment. Its second-floor location and proximity to transport and local amenities add to its convenience and appeal. The open plan kitchen and lounge offer a contemporary living space. With no tenant in situ and no onward chain, this property is ready for immediate occupation or rental, making it an attractive proposition for first-time buyers or investors alike.*

Sparkhall House presents convenience and comfort in Aldershot town. The property's proximity to key transport links, such as the A331, M3, and A31, as well as its 0.6-mile distance from Aldershot's Mainline Train Station, which offers a



swift 47-minute connection to London Waterloo, underscores its appeal for commuters. The local area is abundant with amenities, all within walking distance, including shops, restaurants, and supermarkets, adding to the practicality of its location.

The building itself welcomes residents with a secure white door that leads to a communal area, ensuring both privacy and a sense of community. The convenience of buzzer access allows for easy guest reception. The apartment, located on the second floor, is accessible via a short walk up the stairs.

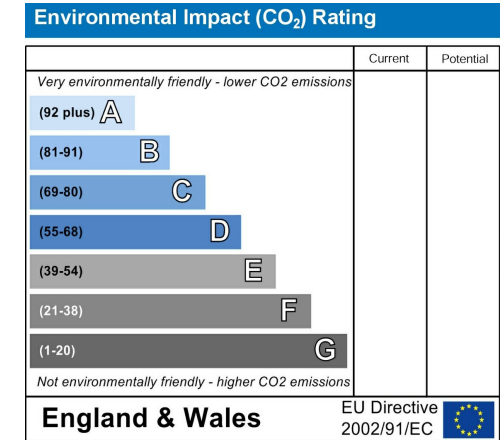
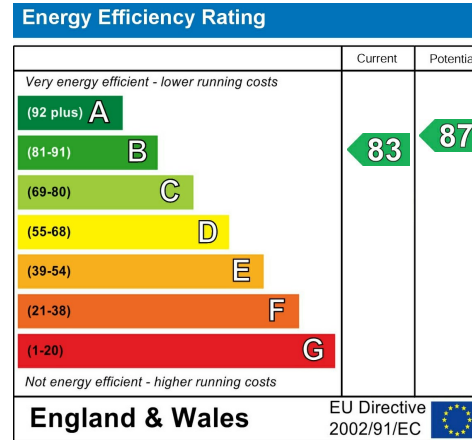
Upon entering the apartment, the open-plan design of the living room and kitchen immediately conveys a sense of space and modernity. The layout is thoughtfully designed to flow into the private areas of the bathroom and bedroom. The bathroom is equipped with a practical white three-piece suite, complete with a handheld shower head

Lease Length: 171 Years  
Service Charge: £1140.00 Per Annum  
Council Tax Band: B  
EPC - 83B





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 1068269)  
Produced by BlueSky Estate Agency Services on behalf of Martin&Co



**Martin & Co Aldershot**  
173 Victoria Road, Aldershot, Hampshire,  
GU11 1JU  
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.

