



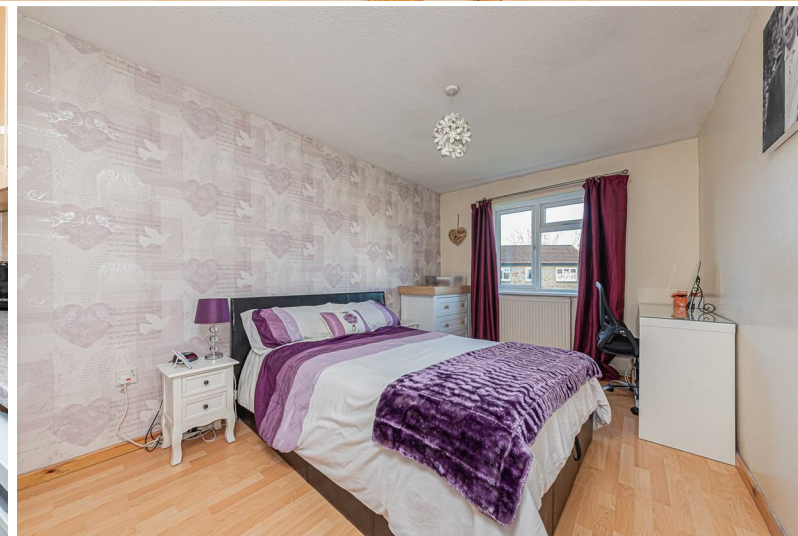
**Heron Wood Road, Aldershot**

  
**MARTIN & CO**

# Heron Wood Road, Aldershot

- Two bedrooms
- First floor apartment
- Modernised throughout
- Ample storage
- Separate lounge/kitchen
- Refitted bathroom with separate shower
- No through road
- Residents' parking
- 112 years remaining on lease

*Situated in this quiet location within walking distance of Aldershot Park, local shops, schools and within a short drive of the A331 & A31. This well presented first floor apartment has been much improved by the current owners and offers communal green together with residents parking.*

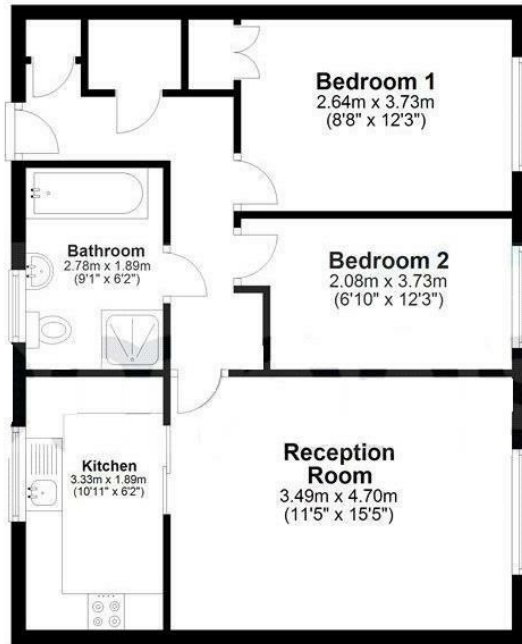


You are welcomed into the property via an entrance hall, which gives access to all of the rooms, there are two useful storage cupboards here. The main bedroom is a comfortable double room, and with built in wardrobes. The second bedroom is a small double, or large single room. There is a large family bathroom, with bath and separate walk in shower. The reception room offers ample space for both a living and dining area, and leads from here onto the kitchen, which is a bright and modern space. Outside, there is plenty of green space, and the property is situated on a no through road. There is also residents' parking available to the front of the building.



### First Floor

Approx. 56.0 sq. metres (603.3 sq. feet)



Total area: approx. 56.0 sq. metres (603.3 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.

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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**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.

