



**Flat 1, 1 Arthur Street,  
Aldershot, GU11 1HJ**

  
**MARTIN&CO**

## Flat 1, 1 Arthur Street, Aldershot

Guide Price £150,000

- Recently refurbished throughout
- Long lease
- No onward chain
- Fantastic first time or investment purchase
- A stone's throw from Aldershot Mainline Station

*Martin & Co are excited to bring this newly refurbished, one bedroom apartment to the market. Benefits include no onward chain and being walking distance to Aldershot Train Station.*

Located not only within easy reach of the A331 which gives access to Farnham, Junction 4 of the M3 to London and the A31 (Hogs Back) to Guildford, this property further benefits from being a 0.1-mile walk to Aldershot's Mainline Train Station. London Waterloo can be accessed within 47 minutes, making this location highly convenient.

This property is well positioned within Aldershot town, being in walking distance of local amenities such as local shops, restaurants, and supermarkets.



Private entry to this first floor apartment is located at ground level and on entering the property, you are immediately greeted with a carpeted staircase.

On your right, as you reach the top of the stairs, you will find the newly fitted three-piece shower room, featuring a brand-new shower unit and water heater, also fitted with an array of storage cupboards.

Spotlights have been fitted throughout the property to provide a bright and well-lit apartment. Opposite the shower room, the double bedroom offers ample room for storage and bedroom furnishings.

The living room offers a generous amount of space for living furnishings and benefits from plenty of natural light.

At the end of the corridor, you'll find the fully refurbished kitchen which has been fitted with brand new appliances (excluding the washing machine) including the stainless-steel oven, electric hob, extractor fan, fridge, and wall-mounted cupboards.

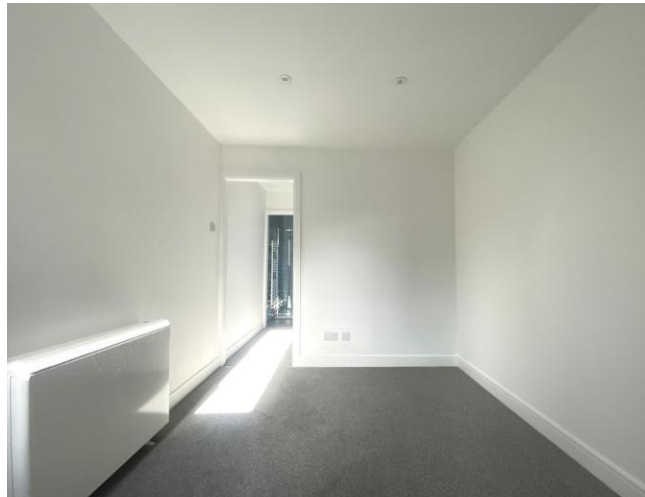
Annual Service Charge: £0 (While we have been informed there is no service charge, any works carried out on the building will be equally split amongst the property owners)

Annual Ground Rent: £0 (Peppercorn Ground Rent)

Lease Length: 154 Years

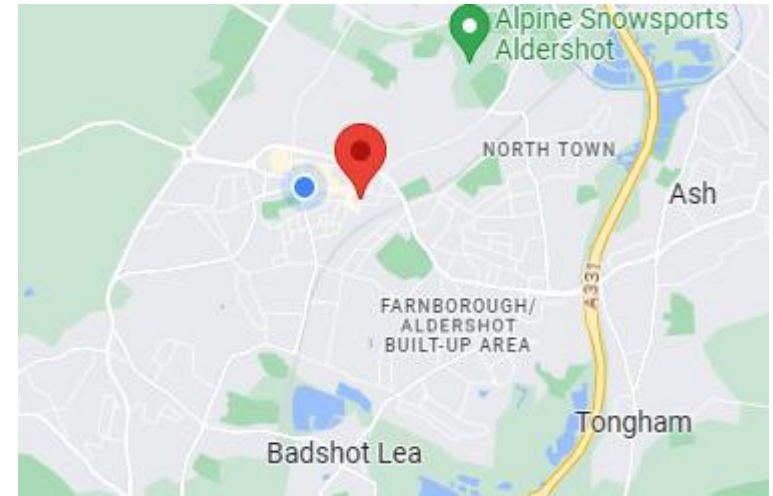
Council Tax Band: A

Estimated Rental Income: £850-900PCM



## Arthur Street, Aldershot

Approximate Gross Internal Area = 34.5 sq m / 371 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	42 E	
21-38	F		
1-20	G		

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 1024884)  
Produced by BlueSky Estate Agency Services on behalf of Martin&Co

### Martin & Co Aldershot

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