



**42 Barn Avenue,
Aldershot GU12 4DF**

42 Barn Avenue, Aldershot

Guide Price £250,000

- Two double bedrooms
- Split level apartment
- Constructed in 2018
- Parking
- Great condition throughout

Martin & Co are thrilled to bring to the market this two double bedroom, duplex apartment. Viewing appointments are strongly advised!

Situated within a newly developed area of North Town in Aldershot, Barn Avenue can be accessed via Deadbrook Lane. Constructed in 2018, this modern development provides the perfect surroundings for first time buyers, families, and potential tenants. 42 Barn Avenue benefits from an allocated parking space within the development.

Upon arrival at the property, you are immediately greeted by a secure communal entrance door, intercom entry system and letter boxes. 42 Barn Avenue can be found on the first floor.

Once inside this spacious, two story apartment, you are greeted by an entryway which provides space for a shoe and/or coat rack.

This entryway also provides doorway access into the first double bedroom, downstairs WC, and stairway access to the upper floor. Two very handy integrated storage cupboards can also be found here.



The first of the two double bedrooms measures a fantastic 12'5 x 11'5 and allows plenty of space for a double bed and further freestanding bedroom furniture.

To the next level of the apartment, a large landing provides doorway access into the second double bedroom, kitchen, living/dining room with storage cupboard, and family bathroom. Two further integrated storage cupboards have been built into the landing space, offering ample storage on both levels.

The kitchen has been designed to create the most practical storage space and comprises of modern, cream eye and base level storage units, solid wooden worktops, integrated fridge/freezer, stainless steel oven, hob, and overhead extractor fan. The family bathroom comprises of a white, three-piece suite to include a bath with overhead shower attachment.

Décor throughout this property is neutral and spotlights fitted in the living/dining room and kitchen provide a modern, stylish finish to this already immaculate apartment. Carpets throughout the property have also been replaced by the current owners.

Externally, 42 Barn Avenue benefits from its very own storage shed to the rear of the property. Perfect for bikes and other outdoor equipment.

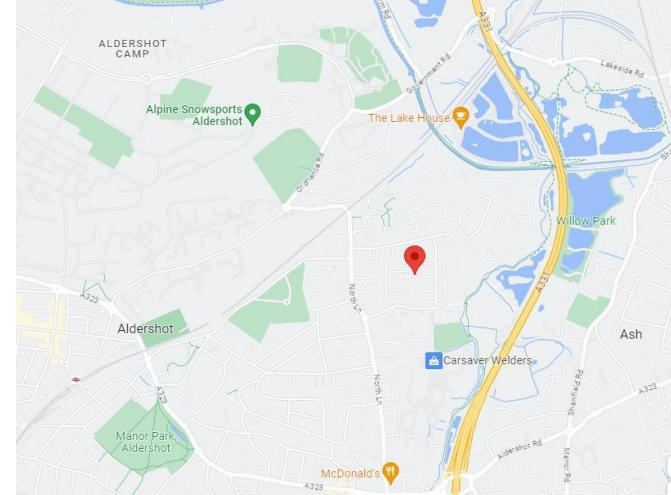
Remaining lease: 120 Years
Annual service charge: £1,221.24
Annual ground rent charge: £150
Council tax band: C



Approximate Gross Internal Area Total = 92.2 sq m / 992 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID 741082)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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