



4 Gordan Place
Birchett Road, Aldershot GU11 1FB



Birchett Road, Aldershot

- Town centre location
- No onward chain
- Ex-show home
- Excellent fit and finish
- Access to gated private car park
- Two double bedrooms
- Two bathrooms
- EPC: 56/56

Council Tax Band: B

Situated in Aldershot town centre near the mainline station, this high-spec first-floor apartment was the former show home. It features a dual-aspect reception room, a modern kitchen with integrated appliances, two double bedrooms with built-in wardrobes, and two contemporary bathrooms. Secure gated parking and a security entry system. Available now with no onward chain.

This beautifully presented first-floor apartment is ideally situated in the heart of Aldershot town centre, within close proximity to the mainline station. Originally the show home for the development, the



property benefits from spacious accommodation and an abundance of natural light.

The apartment features a high-specification finish throughout, including a gloss white Optiplan kitchen with integrated appliances, a dual-aspect reception room, and contemporary bathrooms. There are two generously sized double bedrooms, both with built-in wardrobes, including a principal bedroom with an en-suite shower room. An additional modern bathroom serves the second bedroom and guests.

Secure electric gates provide access to the development's parking facilities, with access to parking available. The property also benefits from a security entry phone system for added convenience.

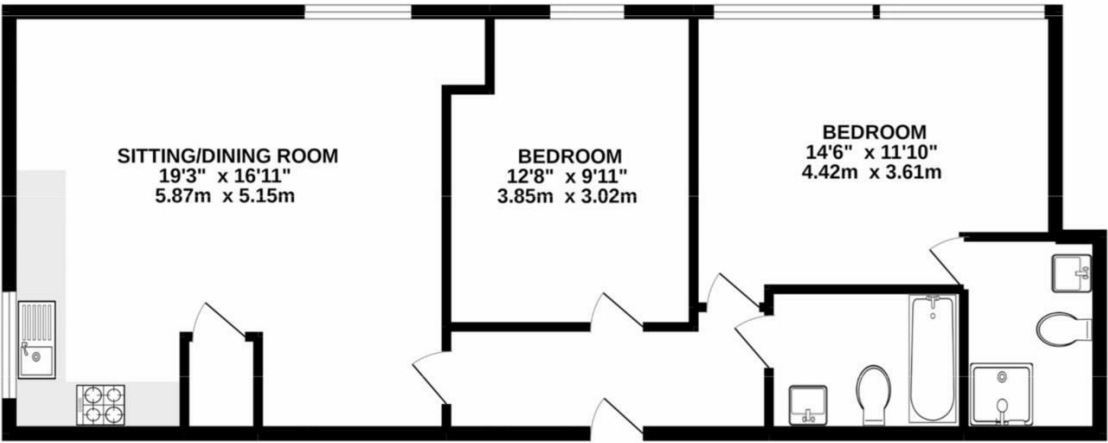
Offered with no onward chain, this apartment presents an excellent opportunity for both homeowners and investors, with an estimated rental income of £1,300 per month.

Key Information:

- Lease Remaining: 116 years (as of August 2024)
- Service Charges: £2,992.25 (until 30th June 2025) – reviewed annually
- Ground Rent: £250 per month – reviewed annually
- Council Tax Band: B
- EPC Rating: D (56)



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	56
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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