



**7 Birchett House**  
**Birchett Road, Aldershot**

# Birchett Road, Aldershot

- No onward chain
- 125 Year Lease
- Parking
- Walking distance to Aldershot's mainline station
- Great Investment or First Time Purchase
- Annual Service Charge: £1424.50
- Annual Ground Rent: £200.00
- Council Tax Band: B

***Martin & Co are pleased to bring to the market this one bedroom, top floor apartment, situated within Aldershot town centre. No onward chain complications. Great first time or investment purchase.***

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 just a 0.3-mile walk to Aldershot's Mainline Train Station, which offers services to London Waterloo within 47 minutes.



7 Birchett House can be accessed via the rear of this formal brick-built apartment block and can be found on the top floor. Entry into the communal hall can only be accessed via secure entry code system, or buzzer entry.

Once inside the apartment, a hallway provides doorway access into the bathroom, double bedroom, open plan kitchen/living room, and a handy storage cupboard.

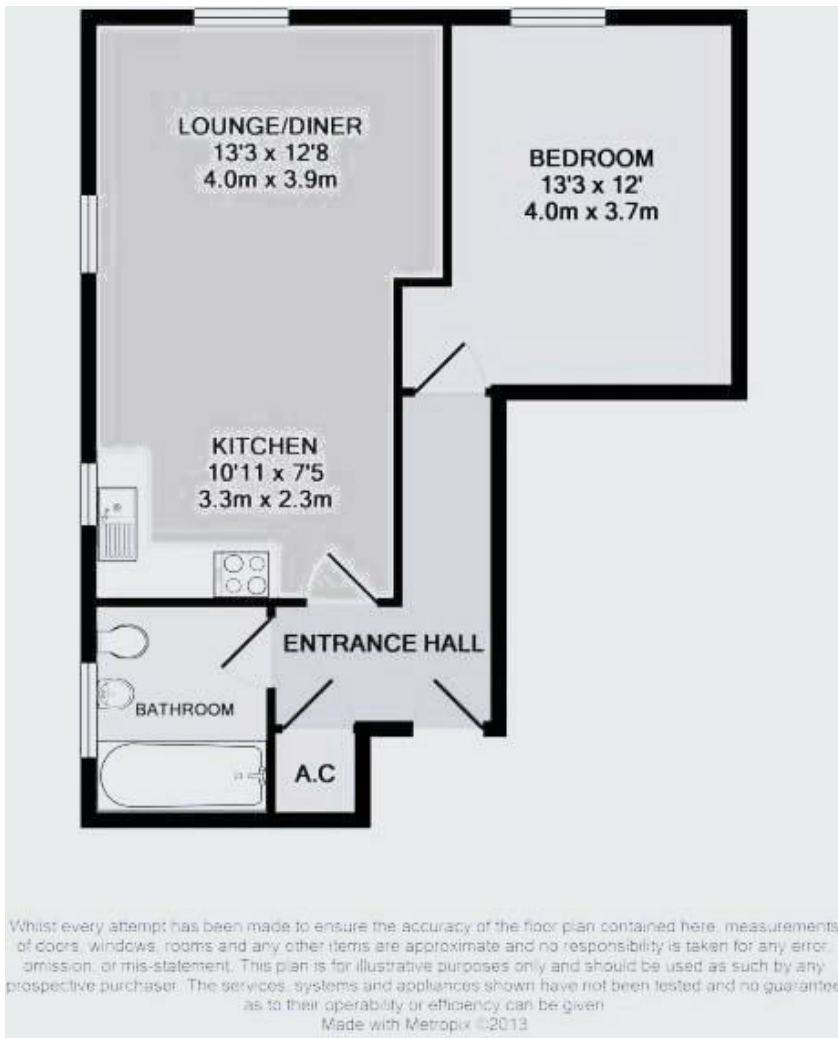
The kitchen benefits from several eye and base level storage units, rolltop worktops, integrated hob and oven with overhead extractor fan, integrated washing machine, and space for freestanding appliances. The living area offers ample space for furniture.

The family bathroom comprises of a white three piece suite which includes WC, basin, and bath with overhead shower attachment.

7 Birchett House further benefits from UPVC double glazing, electric heating, and no onward chain complications. Décor throughout the property is neutral.

Remaining lease: Lease to be extended to approximately 125 years upon completion  
Annual service charge: £1,424.50 PA  
Annual ground rent charge: £200 PA  
Council tax: Band B  
Estimated rental income: £875 - £900 PCM





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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