



Birchett Road, Aldershot

Birchett Road, Aldershot

Apartment

1 Bedrooms, 1 Bathroom

Date Available:

Deposit:

null

Council Tax Band: B

- No onward chain
- Estimated yield 7.00%!
- Parking
- Walking distance to Aldershot's mainline station
- Great investment or first time purchase
- Double bedroom
- Top floor
- Town centre location

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 - Estimated yield 7.00%!



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.

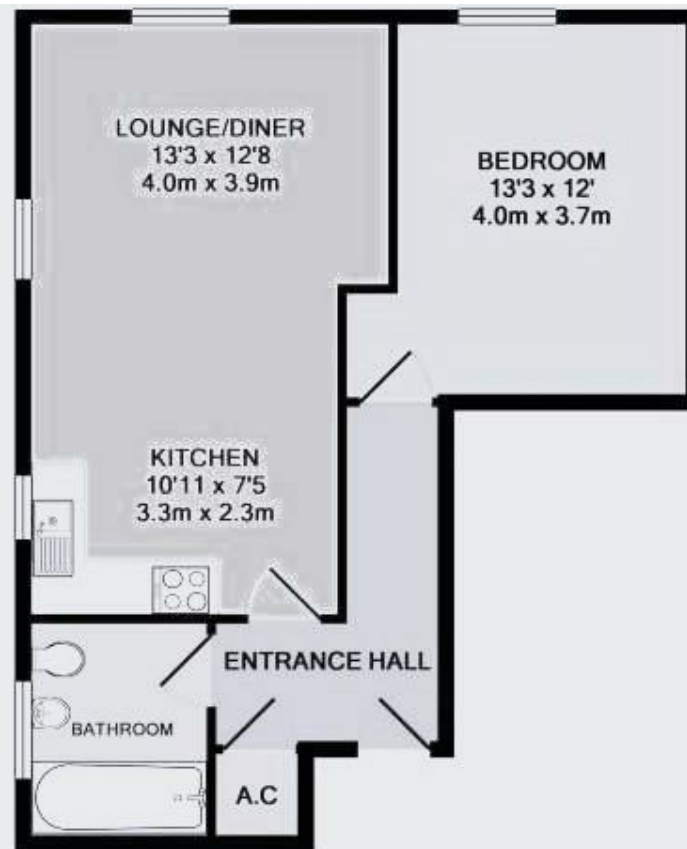
Remaining lease: 82 years
 Annual service charge: £1,424.50 PA
 Annual ground rent charge: £200 PA
 Council tax: Band B
 Estimated rental income: £850 PCM
 Estimated yield 7.00%!

Photographs taken prior to current tenant occupying the property.



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		
	65	80
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	



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Background User

173 Victoria Road, Aldershot, Hampshire, GU11 1JU
01252 311974 . aldershot@martinco.com

01252 311974

<http://www.martinco.com>



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.