

**64 Bell Chase  
Aldershot GU11 3GZ**

## 64 Bell Chase, Aldershot

- Two bedrooms
- Residence parking
- No onward chain
- Ground floor
- En suite to master bedroom
- Walking distance to Aldershot mainline station

***Martin & Co are delighted to bring to the market this well presented, two bedroom, two bathroom, ground floor apartment, situated in the popular Bell Chase development of Aldershot, Hampshire. No onward chain complications.***

Bell Chase is well positioned within Aldershot's town centre and is ideally situated for those who require easy access to public transport. Aldershot's mainline train (direct to London Waterloo in under an hour) and bus stations are both a short walk (0.6 miles) from the development. The location of this property also benefits from being a stone's throw from the Westgate development, which hosts numerous restaurants and a cinema. There are also excellent road links to the A331, A3, A31, M3.



On arriving at the development, you will notice that there is ample residents and visitors parking available (permit). There is also a small play park for children situated within the development. 64 Bell Chase can be found to the rear of the development, at ground floor level.

Once at the apartment block, a secure communal door with intercom entry system allows direct access into the communal areas.

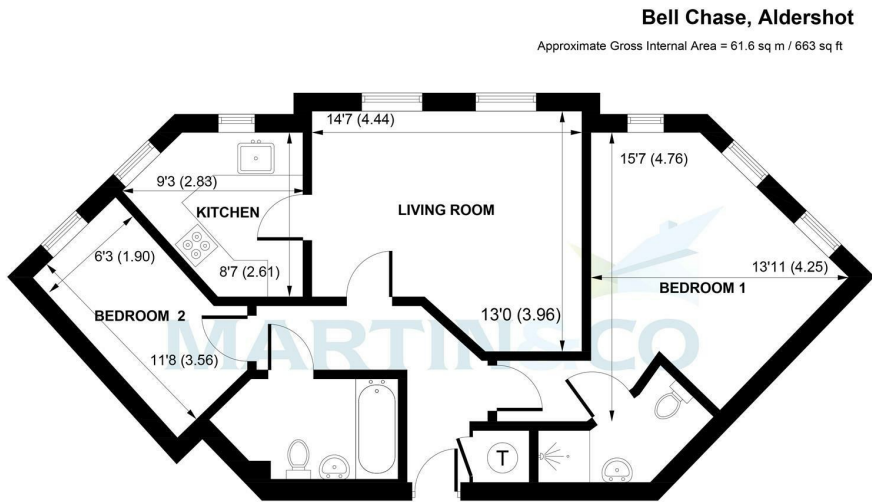
Upon entering the apartment, you are greeted by an entrance hall which provides doorway access into the master bedroom which benefits from an en suite shower room, living/dining room which further leads onto a separate kitchen, second bedroom and family bathroom.

Décor throughout this apartment has been kept neutral and has also been well maintained.

We feel this property would make an excellent first time or investment purchase.

Remaining lease: 108 years  
Annual Service Charge: £2,108  
Annual Ground Rent Charge: £200.00  
Council Tax Band: C  
Estimated Rental Income (PCM): £1100 PCM





**GROUND FLOOR**

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 1037196)  
Produced by BlueSky Estate Agency Services on behalf of Martin&Co

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		80	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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