



7 Edward Court
£200,000


MARTIN & CO

Edward Court

- 189 Year lease
- Two double bedrooms
- Allocated parking
- A stone's throw from Aldershot Mainline Station
- No onward chain
- Great first time or investment purchase



Martin & Co are delighted to bring to the market this well presented, two bedroom, two bathroom, top floor apartment. Benefits include no onward chain, allocated parking, and an extended lease.



This recently redecorated two double bedroom, two bathroom apartment is situated in a popular development within Aldershot's town centre, just a 5 minute walk (Source Google Maps) to Aldershot Train Station and just 1.6 miles to the A331 which gives access to Farnham, junction 4 of the M3 to London and the A31 (Hogs Back) to Guildford.

On arriving at Edward Court, you are greeted by a well laid out car park with allocated spaces for residents. Apartment 7 can be found on the third floor.

Once inside the apartment, a hallway provides doorway access into the kitchen, family bathroom, both double bedrooms and living room. Being top floor, this apartment further benefits from loft storage.

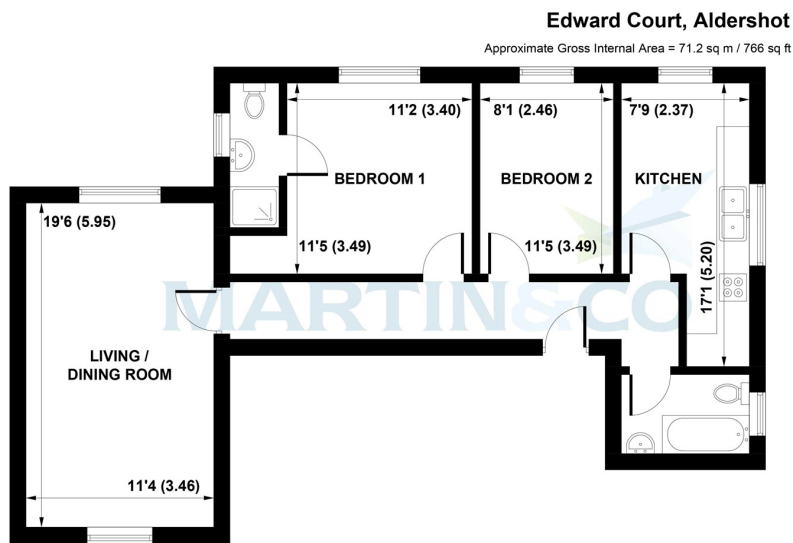
The kitchen comprises of a range of eye and base level storage units, rolltop work surfaces, stainless steel sink and drainer, integrated fridge/freezer, oven and hob, and a breakfast bar.

The living/dining room is a real feature of this property. Wood flooring has been laid throughout this 19'6 X 11'4 space, and dual aspect windows allow plenty of natural light into this already bright and airy space.

The master bedroom measuring 11'2 X 11'5 benefits from en suite shower room.

- Remaining lease: 189 years
- Annual service charge: £700
- Annual ground rent charge: £200
- Annual buildings insurance: £96.77
- Council tax band: C
- Estimated rental income: £1,300
- No onward chain



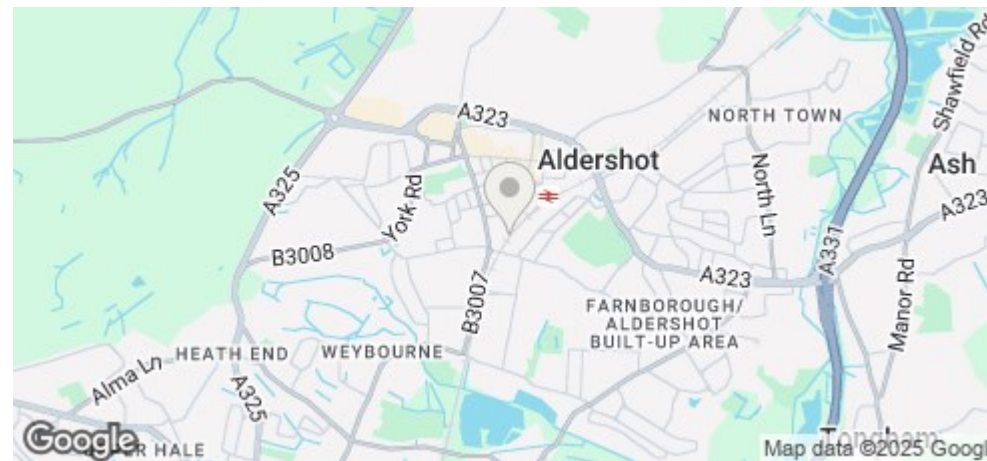


THIRD FLOOR

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 939463)
Produced by BlueSky Estate Agency Services on behalf of Martin&Co

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	80
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions			
England & Wales		EU Directive 2002/91/EC	



Martin & Co Aldershot
173 Victoria Road, Aldershot, Hampshire,
GU11 1JU
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.

