

# Barn Avenue, Aldershot

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# Barn Avenue, Aldershot

- Spacious first-floor apartment
- Two well-proportioned bedrooms
- Approximately 789 sq. ft. of accommodation
- Open-plan lounge, dining area and kitchen
- Two useful hallway storage cupboards
- Allocated parking for one vehicle

***A generously sized 789 sq. ft. two-bedroom first-floor apartment featuring open-plan living, two useful storage cupboards and allocated parking. Conveniently located for Aldershot town centre, making an excellent first-time purchase or investment opportunity.***







Situated on Barn Avenue in Aldershot, this generously proportioned first-floor apartment offers an excellent combination of space, comfort and convenience. Extending to approximately 789 sq. ft., the property provides well-balanced accommodation throughout and would make an ideal purchase for first-time buyers, professionals, downsizers or investors alike.

Upon entering through the front door, you are welcomed by a hallway which benefits from two useful storage cupboards, providing valuable additional space for household essentials. To the

right, you will find two well-proportioned bedrooms, offering plenty of room for bedroom furniture and personal touches. Opposite, the bathroom is conveniently positioned and serves both bedrooms and the main living accommodation.

Continuing through the property, you arrive at the impressive open-plan lounge, dining area and kitchen. This generous space brings together cooking, dining and relaxation, creating a sociable environment that is ideal for everyday living as well as entertaining family and friends. With plenty of room to arrange both comfortable seating and dining furniture, this is undoubtedly one of the property's key attractions.

The location is another real highlight. Barn Avenue is conveniently positioned offering a variety of shops and everyday amenities. The property is also well placed for local transport connections, making it a practical choice for commuters and those needing access to the surrounding towns and beyond.

Further benefits include allocated parking for one vehicle, providing the convenience of off-street parking.

Combining generous internal space, two bedrooms, excellent storage and an attractive open-plan living arrangement, this apartment offers a fantastic opportunity for anyone looking to get onto the property ladder or add to their investment portfolio.

Tenure: Leasehold
Remining lease: 116 years
Ground Rent: £150pa - fixed
Service charges: £1,701.84
Council Tax band: C
EPC: 85 (B)

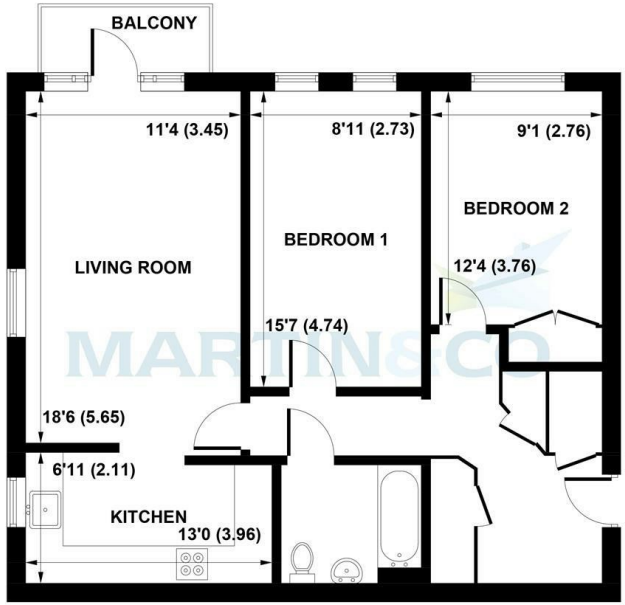






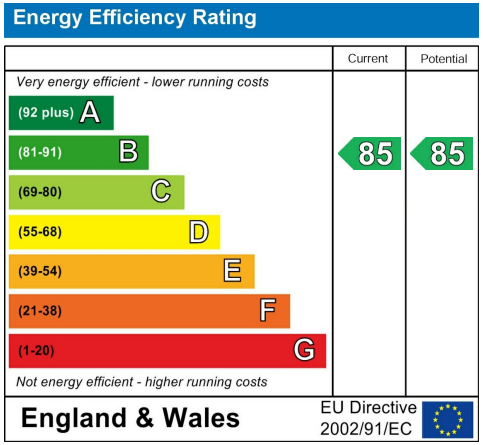
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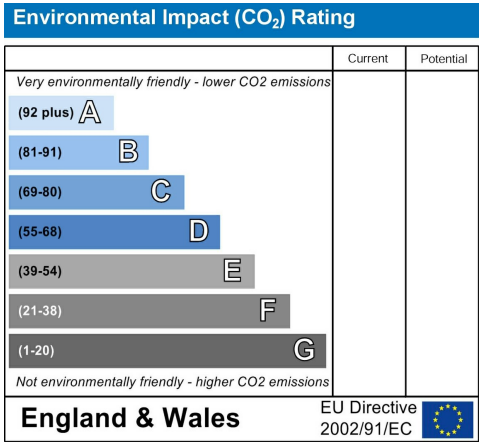
Approximate Gross Internal Area = 73.3 sq m / 789 sq ft

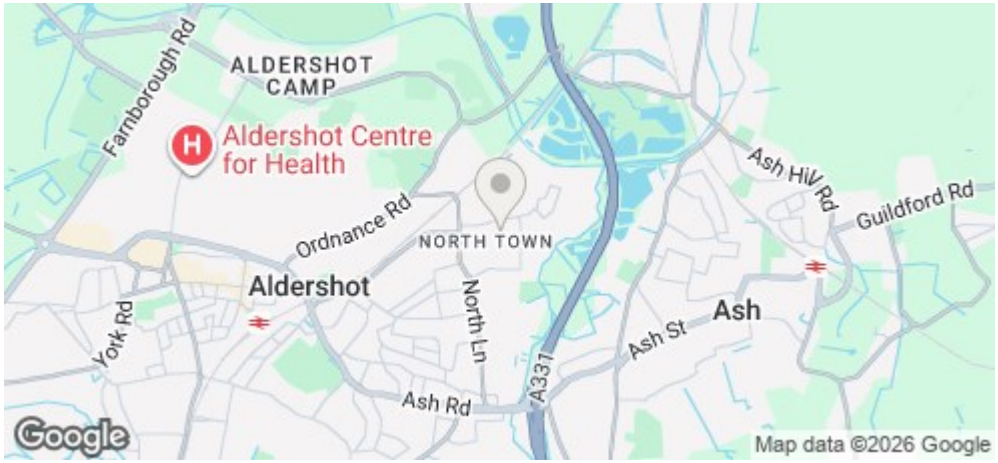



**FIRST FLOOR**

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 1348665)
Produced by BlueSky Estate Agency Services on behalf of Martin&Co





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The Property Ombudsman