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.

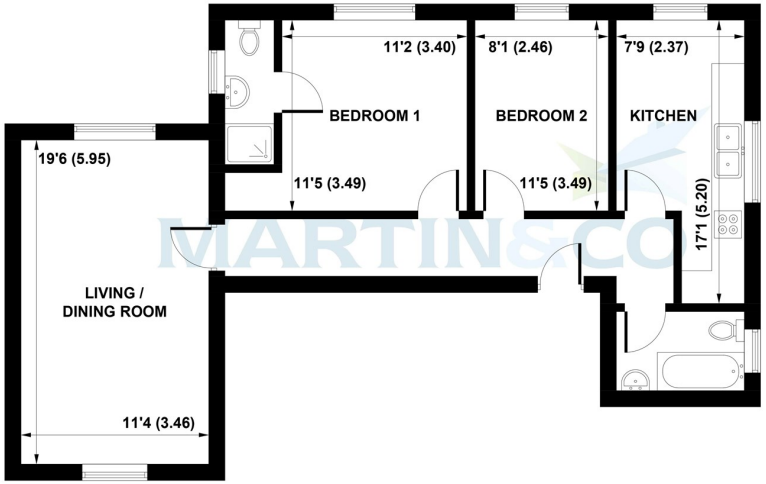
The living/dining room is a real feature of this property. Wood flooring has been laid throughout this 19'6 X 11'4 space, and dual aspect windows allow plenty of natural light into this already bright and airy space.

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

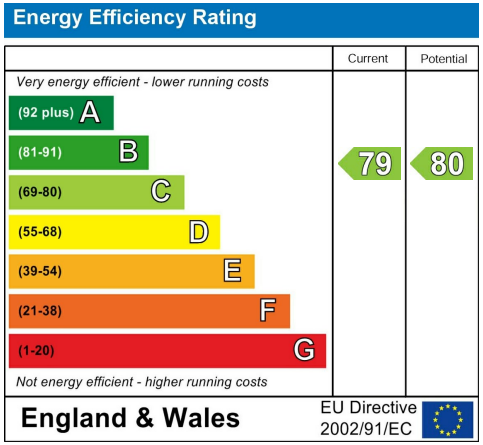
Edward Court, Aldershot

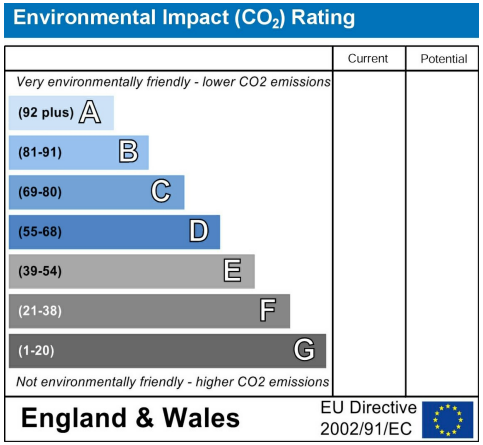
Approximate Gross Internal Area = 71.2 sq m / 766 sq ft



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





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The Property Ombudsman