



**7 Birchett House,
Birchett Road, Aldershot**

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- No onward chain
- Town centre location
- Parking
- Walking distance to Aldershot's mainline station
- Great investment or first time purchase
- Lease to be extended upon completion

Martin & Co are pleased to bring to the market this one-bedroom, top floor apartment, situated within Aldershot town centre. No onward chain complications.

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.



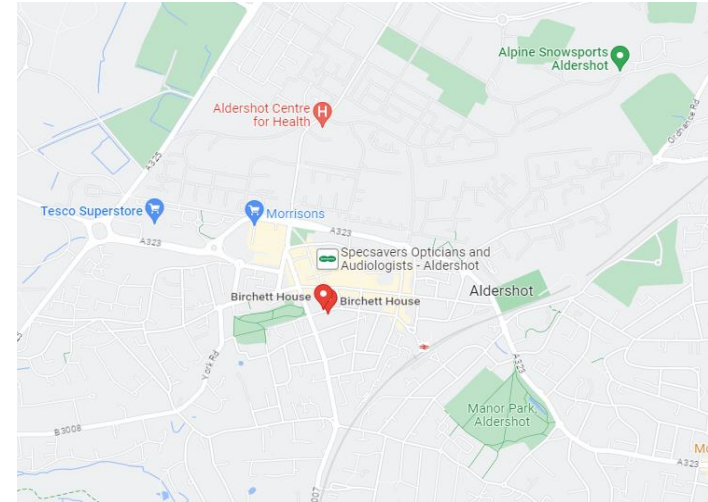
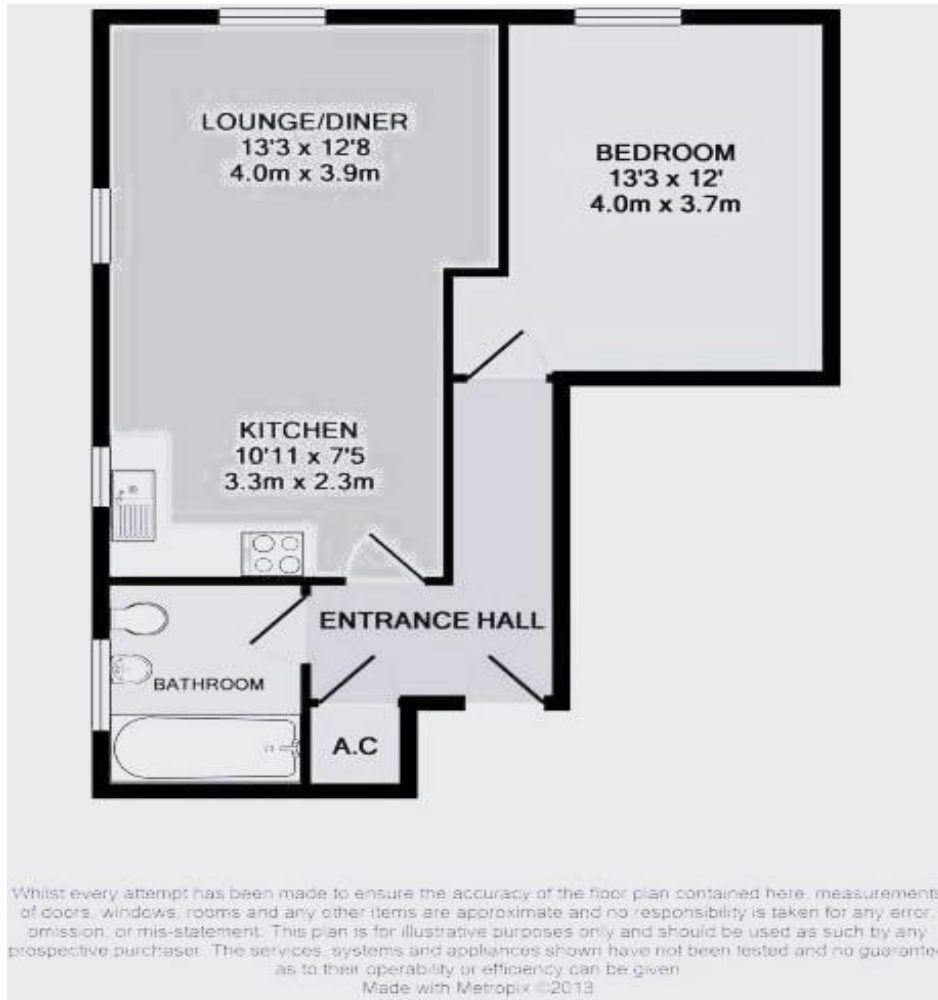
The kitchen benefits from several eye and base level storage units, rolltop worktops, integrated hob and oven with overhead extractor fan, integrated washing machine, and space for freestanding appliances. The living area offers ample space for furniture.

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: Lease to be extended to approximately 125 years upon completion
Annual service charge: £1,424.50 PA
Annual ground rent charge: £200 PA
Council tax: Band B
Estimated rental income: £875 - £900 PCM





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 c
55-68	D	65 d	
39-54	E		
21-38	F		
1-20	G		

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