



**5 Pullen House**  
**St Sebastians Way, Wellesley, Aldershot**

# St Sebastians Way, Wellesley, Aldershot

- Modern Living
- Spacious Interior
- Desirable Location:
- Fully Equipped Kitchen
- Long Lease
- Allocated Parking
- EPC: B

*This stylish top-floor apartment in the sought-after Stanhope Gardens Development, situated in St Sebastians Way, Wellesley offers modern living with a spacious layout, integrated kitchen, and generous lease of 997 years. Perfect for individuals or couples, it features a bright living space, allocated parking, and easy access to local amenities and transport. A prime opportunity for first-time buyers or downsizers seeking comfort, convenience, and long-term peace of mind.*

Nestled in the desirable Stanhope Gardens Development, situated in of St Sebastians Way, Wellesley, Aldershot, constructed in 2022, this top floor apartment offers a perfect blend of modern living and comfort. With one spacious bedroom and a well-appointed bathroom, this property is ideal for individuals or couples seeking a stylish and convenient home.



The apartment boasts a generous living area, providing ample space for relaxation and entertaining. The fully integrated appliances in the kitchen ensure that cooking and meal preparation are a delight, making this home both functional and inviting.

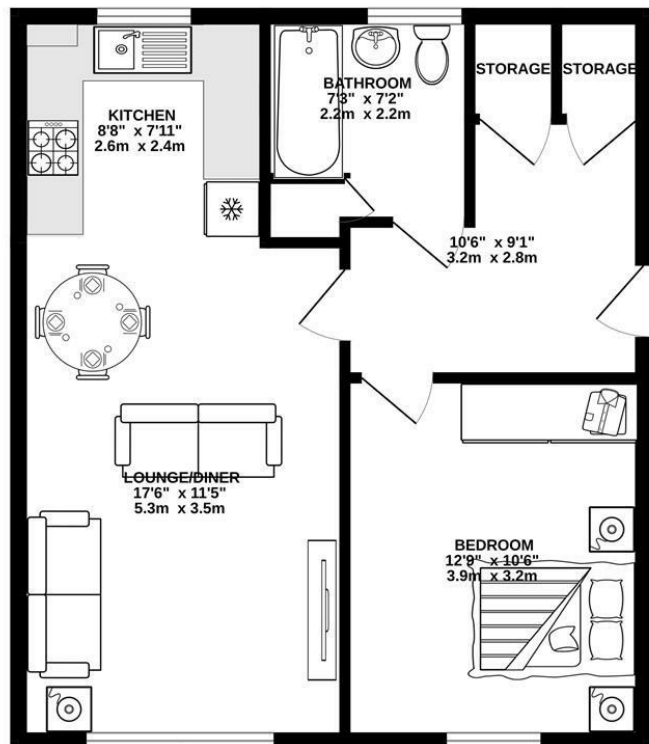
One of the standout features of this property is the long lease, with an impressive 997 years remaining, offering peace of mind for future homeowners. Additionally, the apartment comes with allocated parking, a valuable asset in today's busy world.

This property is not just a home; it is a lifestyle choice, situated in a vibrant community with easy access to local amenities and transport links. Whether you are a first-time buyer or looking to downsize, this apartment presents an excellent opportunity to enjoy contemporary living in a sought-after location. Do not miss the chance to make this charming apartment your own.

Ground Rent: None  
Service Charge: £1 666.78  
Lease remaining: 997 years  
Council Tax: B



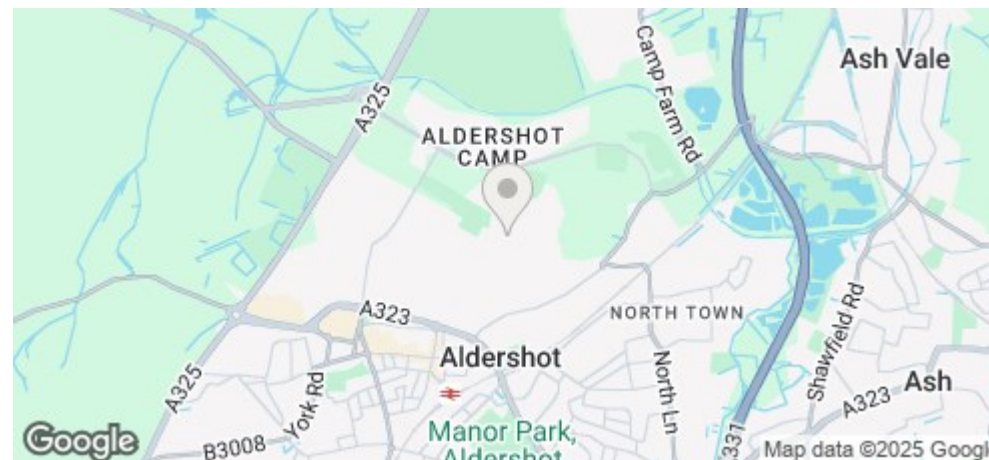
GROUND FLOOR  
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 558 sq.ft. (51.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  | 83                      | 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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