



St. Josephs Road, Aldershot


MARTIN & CO

St. Josephs Road, Aldershot

- Duplex Maisonette
- Two Double Bedrooms
- Close to Local Amenities
- Allocated Parking Space
- Garage
- Council Tax Band: B
- Lease Length: 942 Years
- Annual Service Charge: £1,620.00

Martin & Co are delighted to offer to the market this two bedroom duplex maisonette within walking distance of Aldershot town centre and mainline station. Internally the property benefits from a kitchen with space for appliances, large living/ dining room, downstairs WC, family bathroom and two bedrooms. Externally the property benefits from allocated parking and well maintained communal gardens.

Heather Court is situated on St Joseph's Road, which is a popular residential area located just a 0.3 mile walk to Aldershot train station (London Waterloo 47 minutes) and only 1.5 miles to the A331 giving access to Farnham, Guildford via the A31 (Hog's back) and junction 4 of the M3. In



addition, the property is just a 0.3 mile walk to St Joseph's School, 0.2 mile walk to Manor Park and 0.6 miles to Aldershot's Westgate leisure park that comprises a variety of restaurants, a Morrison's supermarket, PureGym and Cineworld.

Arriving at the apartment complex, ample parking for residents and a shared garden welcome you, along with stairs that ascend to the duplex maisonettes. The entrance to 7 Heather Court is marked by a sturdy composite door with double glazing, opening to a hallway that leads to the kitchen, a guest WC, storage space, and a spacious lounge/dining area. The apartment's interior is adorned with a neutral palette, and expansive UPVC windows bathe the space in natural light, enhancing its open and inviting atmosphere. The kitchen is outfitted with white cabinetry and contrasting grey countertops, along with a standalone stove and oven, offering ample workspace and storage.

The staircase in the living/dining area provides access to the upper floor, where doors lead to generously-sized bedrooms, additional storage, and the main bathroom. The primary bedroom features built-in wardrobes and ample space for additional furniture. The property also benefits from a garage.

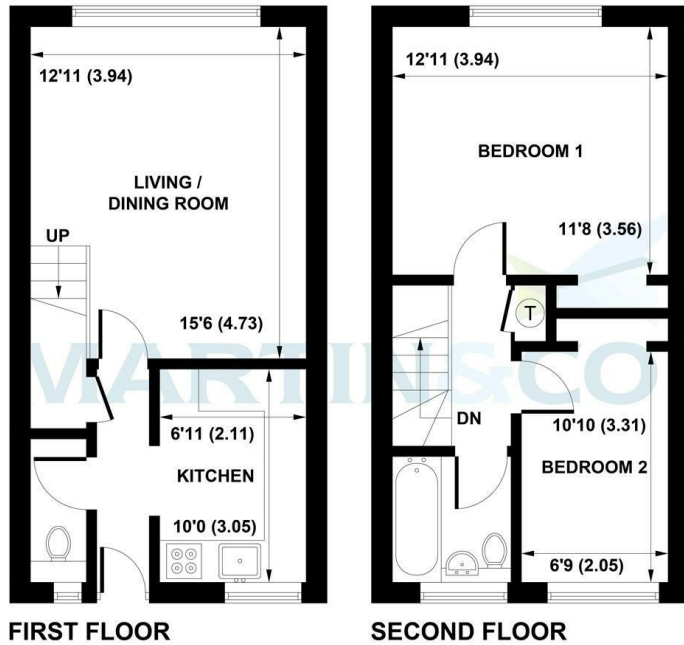
We feel that this property would make a fantastic purchase for any first-time buyer, commuter, or investment buyer. Viewings are strongly advised.

Council Tax Band: B
EPC Rating: C
Years remaining on lease: 942
Annual service charge: £1,620.00



Heather Court, Aldershot

Approximate Gross Internal Area = 62.9 sq m / 677 sq ft



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 1106929)
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			
(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	

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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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.

