Flat 2 Park House
Grosvenor Road, Aldershot

MARTIN&CO

Grosvenor Road, Aldershot

- No onward chain
- Off road parking
- Recently redecorated
- Ground floor
- Walking distance to Aldershot Mainline Station
- Annual Service Charge: £2200
- Council Tax Band: B
- Lease Length: 97 Years

Martin & Co are delighted to bring to the market this one-bedroom, ground floor apartment, positioned a stone's throw from Aldershot Town Centre. This property benefits from private off road parking and has just been redecorated and re-carpeted. No onward chain!

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 0.4-mile walk to Aldershot's Mainline Train Station. This station provides access into London Waterloo within 47 minutes, making this location highly desirable.

Park House is a small residential development found on Grosvenor Road, a stone's throw from the town centre. The town itself benefits from various convenience and clothing stores, restaurants, coffee shops, a cinema, and a large Morrisons supermarket.

On entering this ground floor apartment, you are immediately greeted by a hallway which provides doorway access into the bedroom, bathroom, and open plan kitchen/living room. The hallway and bedroom both benefit from new carpets.

The double bedroom is found to the left side of the hallway. This room allows ample space for a double bed and freestanding furnishings, and also benefits from a built in wardrobe.

A large storage cupboard can be found to the right-hand side of the hallway and allows space for general appliances.

Entering the open plan kitchen and living area, this room benefits from dual aspect windows which allow plenty of natural light into this space. The kitchen has been fitted with eye and base level storage cupboards, rolltop work surfaces, an electric stove, oven and overhead extractor fan.

The family bathroom can be found at the end of the hallway. This bathroom has been fitted with a white three-piece bathroom suite which includes a bath, basin, and WC.

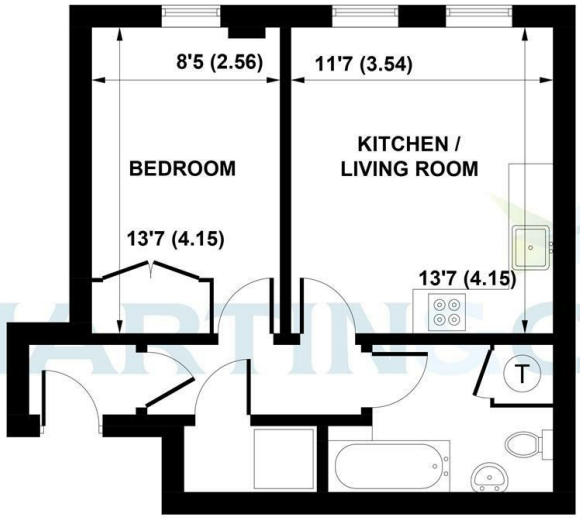
Off-street allocated parking can be found to the rear of the building.

Annual Service Charge: TBC - We have been advised by the sellers that the annual charge for this property is £2,200.
Annual Ground Rent: TBC
Lease Length: 97 remaining
Council Tax Band: B
Estimated rental income: £850 PCM

Park House, Aldershot

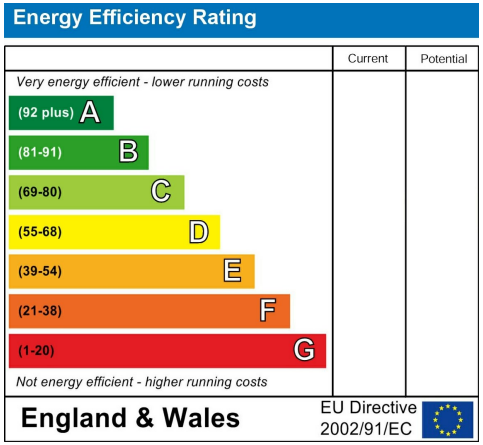
Approximate Gross Internal Area = 39.0 sq m / 420 sq ft

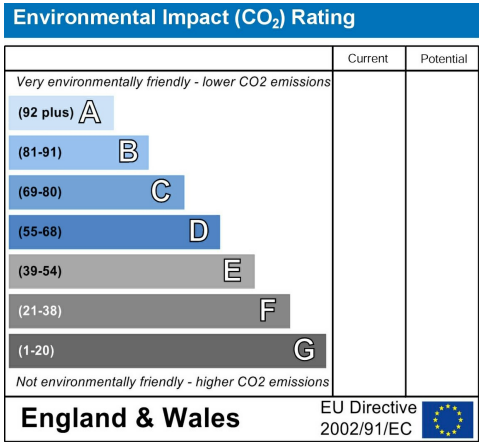
= REDUCED HEADROOM BELOW 1.5M / 5'0



GROUND 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 1028728)
Produced by BlueSky Estate Agency Services on behalf of Martin&Co





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The Property Ombudsman