



**8 Betts House, 18 Fire Station Road,  
Wellesley, GU11 4ER**



## 8 Betts House, Wellesley

- No Onward Chain
- Allocated Parking
- Second Floor
- Long Lease
- Well Presented Throughout
- Sought After Location
- Walking distance to Aldershot Mainline Station

*Martin & Co are delighted to bring to the market this well presented, second floor apartment. Benefits include allocated private parking, no onward chain complications, and a long lease.*

This property is excellently positioned within the newly established Wellesley Development. Located within close proximity to a variety of excellent road (A3, A331, A31, M3), bus and rail links (Waterloo approx. 47 minutes courtesy of Aldershot's mainline station), this location is perfect for commuters but also has access to many local amenities and green spaces.

On entering the property, you are greeted with a well-lit hallway providing access into the living room, the double bedroom and bathroom. The hallway, kitchen and living area all benefit from having Amtico flooring.



The white three-piece bathroom is in pristine condition and benefits from spotlights and a showerhead in the bath.

Turning left at the end of the hallway you enter into the open plan living room and kitchen. Large windows bring plenty of natural light into the space while the kitchen also benefits from bright spotlights.

The door at the end of the hallway takes you into the spacious double bedroom measuring at 12'4 x 10'6, in addition to this space, you also have available a built-in wardrobe.

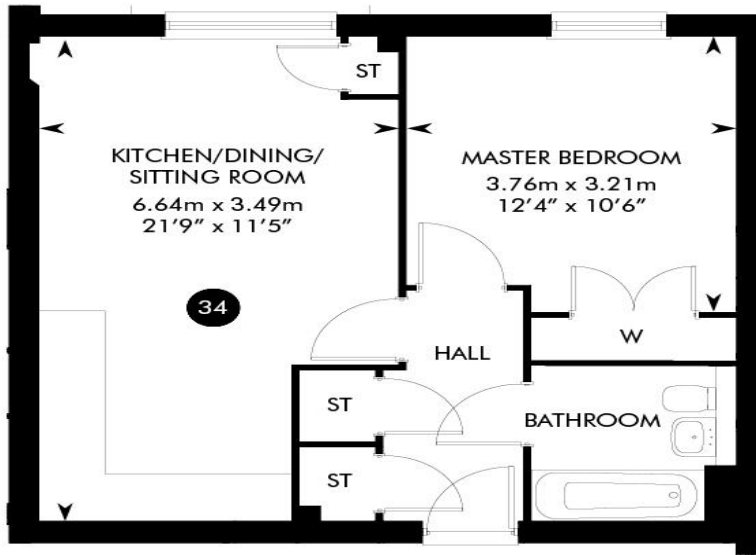
Throughout the apartment, plenty of storage space is available. As you enter the property, on your left, you will find a utility cupboard and another cupboard used for storage, both cupboards benefit from being floor to ceiling. Further space is provided with a cupboard in the living area.

Externally, the property offers off-street allocated parking bays located to the rear of the building.

Lease: 151 years remaining  
Service Charge: £1,114.56 p.a (approx)  
Estate Charge: £190.00 p.a (approx)  
Ground rent: £200.00 p.a  
Council tax band: B  
Estimated rental income: £1050 PCM



WOODGATE HOUSE APARTMENTS  
PLOT 34 – AS SHOWN



SECOND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Martin & Co Aldershot**

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