Sparkhall House
High Street, Aldershot

MARTIN&CO

High Street, Aldershot

- One Bedroom Apartment
- No onward chain
- Double Glazed Windows
- Open Plan Kitchen
- Close to Station
- Council Tax Band: B
- Lease: 171 Years
- Annual Service charge: £1140.00

This one-bedroom flat presents a fantastic opportunity for those entering the housing market or seeking an investment. Its second-floor location and proximity to transport and local amenities add to its convenience and appeal. The open plan kitchen and lounge offer a contemporary living space. With no tenant in situ and no onward chain, this property is ready for immediate occupation or rental, making it an attractive proposition for first-time buyers or investors alike.

Sparkhall House presents convenience and comfort in Aldershot town. The property's proximity to key transport links, such as the A331, M3, and A31, as well as its 0.6-mile distance from Aldershot's Mainline Train Station, which offers a

swift 47-minute connection to London Waterloo, underscores its appeal for commuters. The local area is abundant with amenities, all within walking distance, including shops, restaurants, and supermarkets, adding to the practicality of its location.

The building itself welcomes residents with a secure white door that leads to a communal area, ensuring both privacy and a sense of community. The convenience of buzzer access allows for easy guest reception. The apartment, located on the second floor, is accessible via a short walk up the stairs.
Upon entering the apartment, the open-plan design of the living room and kitchen immediately conveys a sense of space and modernity. The layout is thoughtfully designed to flow into the private areas of the bathroom and bedroom. The bathroom is equipped with a practical white three-piece suite, complete with a handheld shower head

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EPC - 83B

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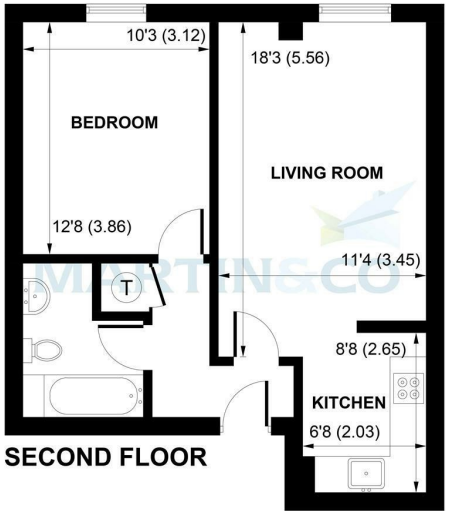
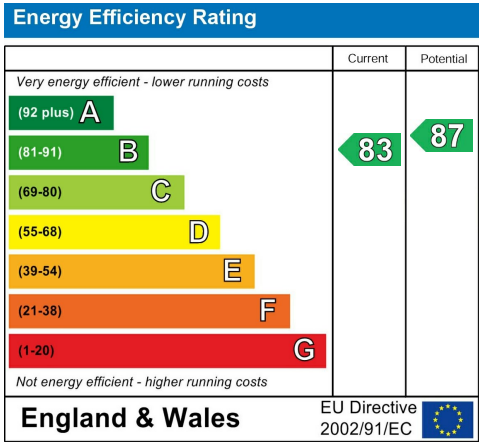
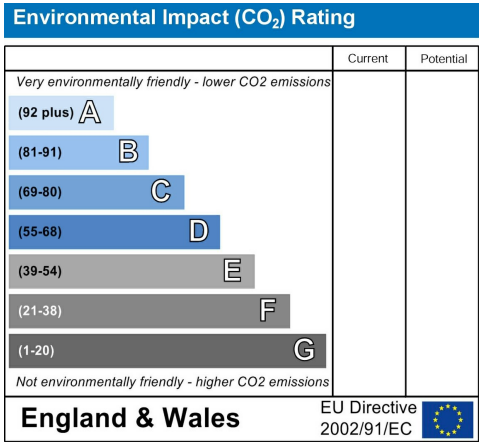
Approximate Gross Internal Area = 46.6 sq m / 502 sq ft



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 1068269)
Produced by BlueSky Estate Agency Services on behalf of Martin&Co





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The Property Ombudsman