



**8 Heather Court**  
**St. Josephs Road, Aldershot**

  
**MARTIN & CO**

- Two Bedrooms
- Duplex apartment
- Double glazing throughout
- One Bathroom + One W/C
- Allocated parking space
- Garage
- Short walk to Aldershot Mainline Station
- Communal garden

***Martin & Co are delighted to offer to the market this two bedroom duplex apartment within walking distance of Aldershot town centre and mainline station. Internally the property benefits from a modern 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 Saint 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, Gym and Cineworld.

Upon arrival of the apartment block, you are greeted by ample residents parking, a fantastic communal garden and stairs leading to the duplex apartments. Upon entering 8 Heather Court via its composite double-glazed front door, you are greeted with an entrance hall which provides doorway access to the kitchen, downstairs WC, storage cupboard and open plan lounge/diner. Décor throughout this apartment has been kept neutral and large, double glazed UPVC windows allow an abundance of natural light to flood through this already bright and airy property.

The kitchen is a real feature of this property and whilst again, décor is neutral, solid white worktops and cream “shaker” style eye and base level kitchen units provide plenty of work and storage space.

Stair access to the first floor can be found in the open plan living/dining room and doorway access to both bedrooms, storage and family bathroom can be found at first floor level. Both bedrooms are fantastic sizes with the master bedroom measuring at an excellent 13'0 x 11'10, and the second bedroom measuring at a respectable 10'0 x 6'6. Both rooms benefit from built in storage cupboards and allow plenty of room for bed and further freestanding bedroom furniture. Loft storage is also easily accessible.

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

**\*\*Photographs taken prior to current tenancy\*\***

EPC Rating: D-58  
Council Tax Band: B  
Years remaining on lease: 942  
Annual service charge: £1200



# St. Joseph Road, GU12

Approximate Gross Internal Area Total = 62.1 sq m / 669 sq ft



**First Floor**  
335 Sq ft

**Second Floor**  
334 Sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID777813)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>73</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>58</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 CO2 emissions			
(92 plus) <b>A</b>			<b>73</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO2 emissions			
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**Martin & Co Aldershot**  
173 Victoria Road, Aldershot, Hampshire,  
GU11 1JU  
Aldershot@martinco.com

**01252 311974**  
<http://www.martinco.com>



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