



9b Cambridge Road

£1,250 PCM


MARTIN & CO

9b Cambridge Road

Maisonette - Lower
2 Bedrooms, 2 Bathroom

£1,250 PCM

Date Available: 6th May 2025

Deposit: £1,442

Not specified

- Security Deposit £1,442
- Council Tax B
- EPC C-72
- Two Double Bedrooms
- Rear Garden
- On Road Parking
- Newly Refurbished
- Aldershot Town Centre Location
- Walking Distance to Aldershot Station

Martin & Co are please to bring to the market this newly refurbished, lower maisonette, located just a short walk from Aldershot town centre and train station.

The property offers two generously sized double bedrooms, a bright living area featuring sliding doors that open directly to the outside and a bathroom that is fitted with a bath and overhead shower. The kitchen is well-presented (not including any white goods) and leads out to the private rear garden.

Additional features include off-road parking in a quiet residential location, all while being within easy reach of local shops, restaurants, and excellent transport links.

Available immediately on an unfurnished basis.
Minimum household income required for referencing: £37,500*
Holding deposit (one weeks rent); £288

*This is a guide only and is subject to a full affordability assessment on application, which includes any other credit commitments and credit history.





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		

72 76

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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.