



**Birchett Road, Aldershot**

**£950 Per Month**

  
**MARTIN&CO**

Birchett Road, Aldershot

Flat

1 Bedrooms, 1 Bathroom

£950 Per Month

Date Available: 22nd January  
2025

Deposit: £1,096

Not specified

- EPC D - 65
- Council tax band B
- Deposit £1096
- Secure parking
- Walking distance to Aldershot Mainline Station
- Recently refurbished
- One bedroom

Martin & Co are pleased to present this recently refurbished one bedroom apartment, situated in the heart of Aldershot Town Centre, just a short walk from Aldershot Mainline Station.

This spacious apartment benefits from a brand new kitchen with eye and base level storage units, a modern bathroom, large living/dining room and a double bedroom with built in mirrored wardrobe.

Further benefits include a secure underground parking space and security entry system.

Available immediately on an unfurnished basis.  
Holding deposit: £219  
Minimum household income required for referencing:  
£28,500





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	65	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		78

EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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.