



**Flat 12, 177 Victoria Road,  
Aldershot GU11 1JU**

  
**MARTIN&CO**



# Flat 12, 177 Victoria Road, Aldershot

Guide Price £130,000

- Parking
- Healthy lease
- No onward chain
- Walking distance to Aldershot Mainline Station
- Ready made buy to let

*Martin & Co are delighted to offer to the market this spacious, one-bedroom, top floor apartment, located within the heart of Aldershot Town Centre. No onward chain.*

Located not only within easy reach of the A331 which gives access to Farnham, junction 4 of the M3 to London and the A31 (Hogs Back) to Guildford, this property further benefits from being well within reach of several bus stops and is also just a 0.3-mile walk to Aldershot's Mainline Train Station! London Waterloo can be accessed within 47 minutes, making this location any London commuters paradise. This property also benefits from one parking space.

On arrival at the property, you are immediately greeted by the main entrance into the communal area, and security access gaining entry by fob. Flat 12 is located on the third floor.



Once inside the apartment, an entrance hall provides doorway access into the large living/dining room, bathroom, and double bedroom. Two very handy storage cupboard are also situated within the entrance hall.

The living/dining room is a real feature of this property as this space measures an excellent 11'8 x 18'7 and offers ample space for various freestanding living and dining furnishings.

The kitchen, which can be accessed via the living/dining room, is comprised white, base level storage units, sold worktops, white tiled splashbacks, eye level shelving, a pantry cupboard, and space for freestanding kitchen appliances.

The double bedroom, measuring 16'11 x 9'1, also offers ample space for bedroom furnishings.

Décor throughout this property has been kept neutral.

Council tax band: B

Remaining lease: 109 Years

Annual service charge: £1,800

Annual ground rent charge: £40

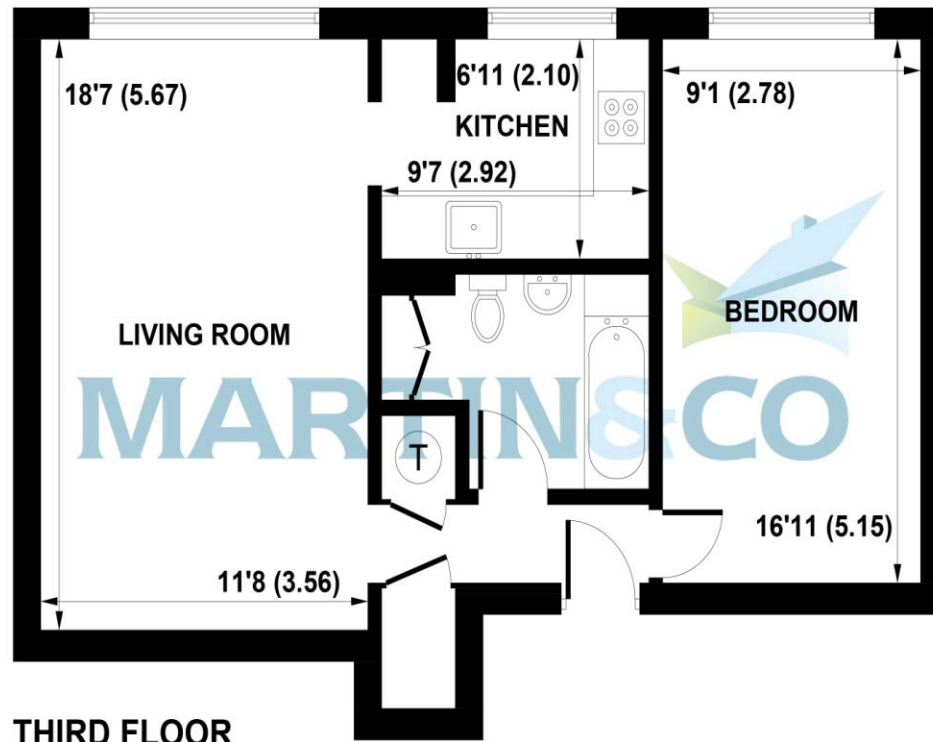
Estimated rental income: £725 - £750 PCM



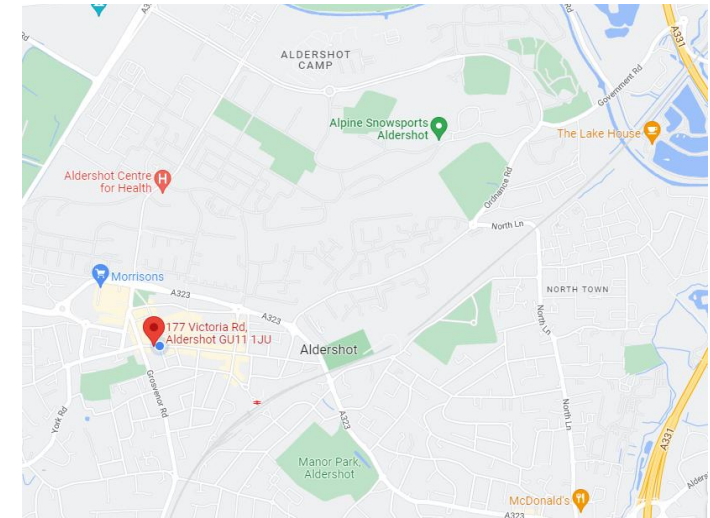


## Victoria Road, Aldershot

Approximate Gross Internal Area = 52.4 sq m / 564 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 875002)  
Produced by BlueSky Estate Agency Services on behalf of Martin&Co



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   c
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

### Martin & Co Aldershot

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