

**Wellesley Gate, East Station Road** 



## Wellesley Gate, East Station Road

Flat

2 Bedrooms, 2 Bathroom

£1,250 PCM

Date Available: 26th June 2025 Deposit: £1,442

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• Security Deposit £1442

• EPC - C 76

· Council Tax - B

• Two Bedroom, First Floor Apartment

· Built In Wardrobe In Master Bedroom

Off Street Parking

Double Glazing

Town Centre Location

· Close to Aldershot Train Station

Martin & Co are pleased to bring to the market this spacious, firstfloor, two-bedroom apartment situated in Aldershot. Positioned within walking distance of Aldershot train station, this property provides convenient access to transport links, the town centre, and local amenities. Additional benefits include security entry, double glazing, and off-street parking.

The property offers a spacious entrance hall, a generous double bedroom with built in mirrored wardrobes, a single bedroom, a large living room, and modern kitchen. The bathroom benefits from a white three piece suite which includes a bath with overhead shower attachment.

Available immediately on an unfurnished basis. Minimum household income required - £37,500 Holding deposit £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.\*



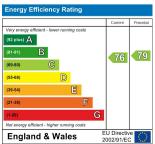




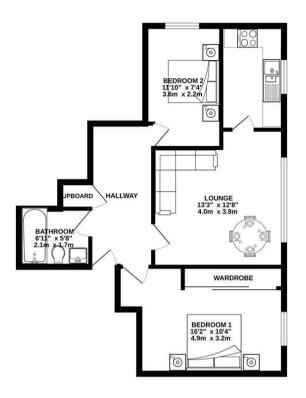








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Very environmentally friendly - lower CO2 emi	ssions
(92 plus) 🛕	
(81-91)	
(69-80) C	64 67
(55-68)	
(39-54)	
(21-38) F	
(1-20)	G
Not environmentally friendly - higher CO2 emi-	ssions



## FIRST FLOOR APARTMENT

TOTAL FLOOR AREA: \$59 sq. ft. (\$4.7 sq. m) approx.

Whilst every attents has been rade to ensure the excuss of the floorpan contained here, measurements of doors, windows, revenued sing other term as excussing or and only exposurement as the floor and only exposurement and only

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## 01252 311974 http://www.martinco.com



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 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.

