



Wingate Court, Aldershot

£1,250 PCM


MARTIN & CO

Wingate Court, Aldershot

Apartment

2 Bedrooms, 2 Bathroom

£1,250 PCM

Date Available: 16th December 2024

Deposit: £1,442

Unfurnished

- Deposit - £1442
- Council Tax - C
- EPC - C 70
- Large Living Room
- Double Glazing
- Short Walk to Town Centre
- Sought After Location
- Modern Kitchen & Bathroom
- Allocated Parking
- Security Entry

Martin & Co are thrilled to present this exceptionally large, two-bedroom ground floor apartment located in the sought-after Wingate Court development. Accommodation includes a spacious living room, a modern kitchen, and a well-appointed bathroom, along with a generously sized double bedroom and a good-sized single bedroom.

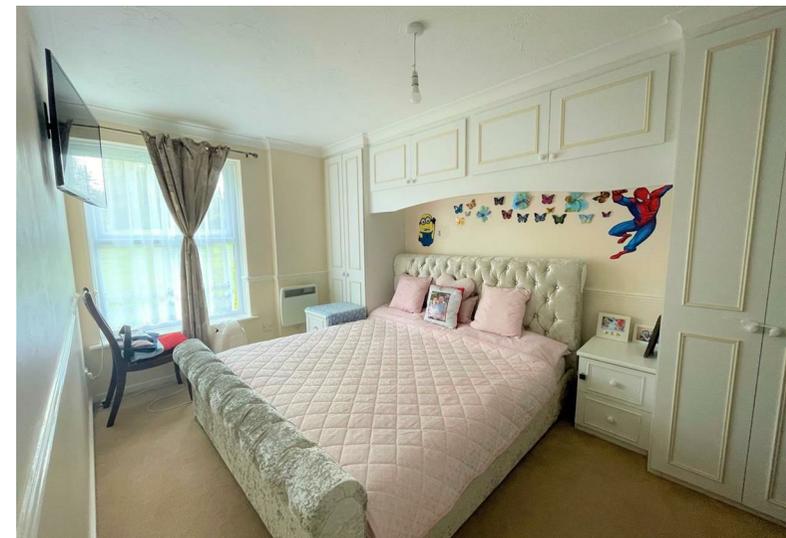
Additional benefits include allocated parking, a security entry system, and double glazing throughout for enhanced comfort and energy efficiency.

The location is ideal, situated just 0.8 miles from Aldershot train station, providing easy access to direct services into London and other nearby destinations. Wingate Court is also conveniently close to local amenities, including shops, parks, and restaurants, making it a perfect spot for both convenience and leisure.

****Please note, photos taken prior to tenancy****

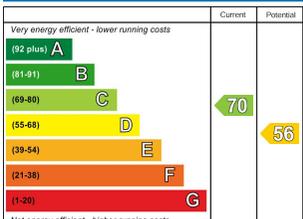
This property is available on the 16th of December on an unfurnished basis.

Minimum household income required for referencing: £37,500
Holding deposit: £288



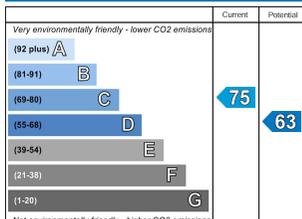


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC



TOTAL APPROX. FLOOR AREA 579 SQ.FT. (53.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

