



Nelson Street, Aldershot

£1,200 PCM


MARTIN&CO

Nelson Street, Aldershot

Apartment

2 Bedrooms, 2 Bathroom

£1,200 PCM

Date Available: 31st January 2025

Deposit: £1,384

Unfurnished

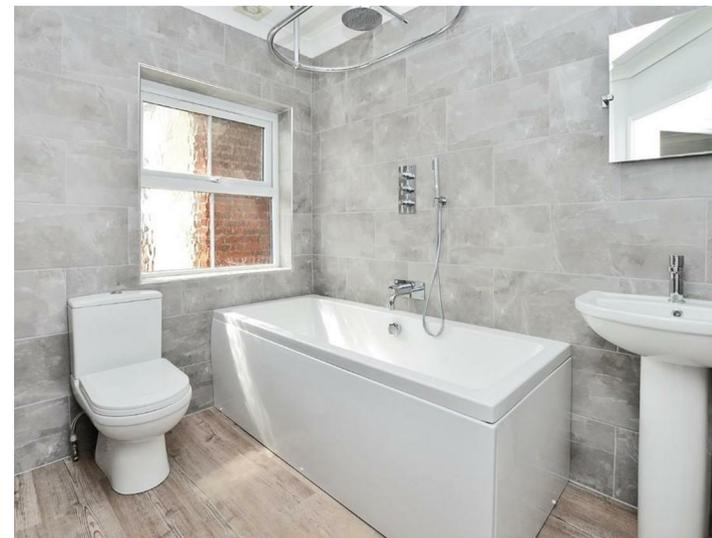
- Deposit £1,384
- EPC C 72
- Council Tax B
- Two Double Bedrooms
- Security Entry Phone
- Double Glazing
- Allocated Parking
- Luxurious Bathroom
- Modern Kitchen & Bathroom
- Combination Boiler

Martin & Co are thrilled to offer to the market this modern two bedroom top floor apartment, located in the heart of Aldershot, offering easy access to a range of local amenities. The town centre is just a short walk away, where you'll find a variety of shops, cafes, restaurants, and supermarkets. For commuters, the property benefits from excellent transport links, with Aldershot Railway Station being just a walk away (9 minutes, 0.5 miles), providing direct services to London Waterloo, Farnborough, and surrounding areas.

The property features two double bedrooms, cosy living room, a contemporary kitchen equipped with essential appliances and a well-appointed bathroom with both a bath and overhead shower. Also further benefits from an allocated parking space, gas central heating and a combination boiler.

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

Available 31st January 2025 on an unfurnished basis.
Minimum household income for references required - £36,000
Holding deposit (one weeks rent) - £276





Energy Efficiency Rating

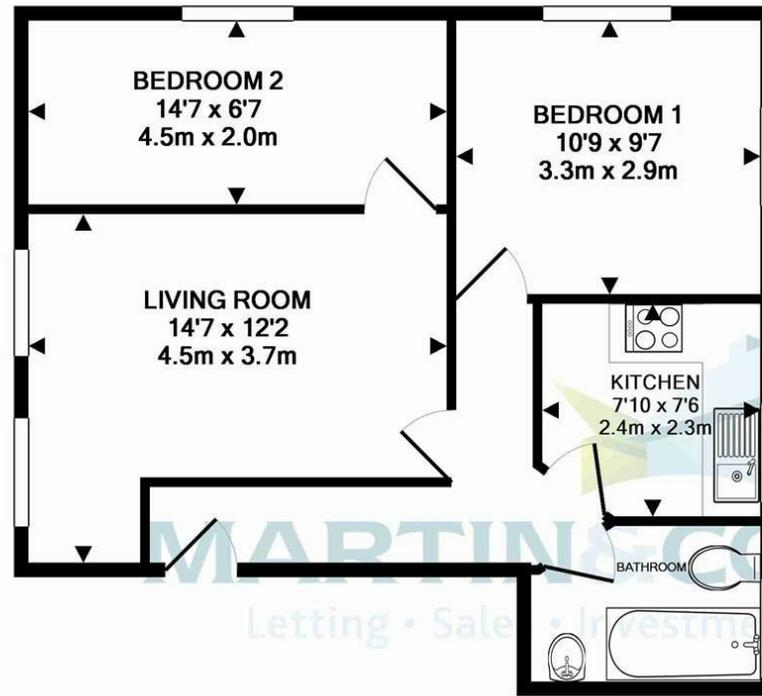
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	74

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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TOTAL APPROX. FLOOR AREA 508 SQ.FT. (47.2 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.

