



**Sovereign Gardens, Frimley Road,
Ash Vale**

01 750 5000


MARTIN&CO

Sovereign Gardens, Frimley Road, Ash Vale

House - Townhouse

3 Bedrooms, 3 Bathroom

£1,750 PCM

Date Available: 8th January 2025

Deposit: £2,019

Unfurnished

- £2,019 Deposit
- Council Tax Band E
- EPC Rating B 84
- Modern Kitchen
- Modern Bathroom
- Fully Enclosed Rear Garden
- Allocated Parking
- Close To Train Station
- Three Bedrooms

Martin & Co is excited to present this lovely three-bedroom townhouse, located just a short 0.4 miles from Ash Vale Train Station.

Step inside to discover a charming layout that features three spacious double bedrooms, including a master with its own ensuite. The home offers two additional modern bathrooms on both the ground and first floors, a stylish kitchen with ample space for dining, and a welcoming living room perfect for relaxation and gatherings.

Outside, you'll find a fully enclosed rear garden plus an allocated parking space for one vehicle.

It's convenient location includes transport links to London and surrounding areas, a variety of shops, cafes, and restaurants. For those who love the outdoors, the beautiful parks and nature reserves provide ample opportunities for recreation, while local leisure facilities offer entertainment for all ages.

Available on the 8th of January on an unfurnished basis.
Minimum household income for references required - £52,500
Holding deposit (one weeks rent) - £403





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		

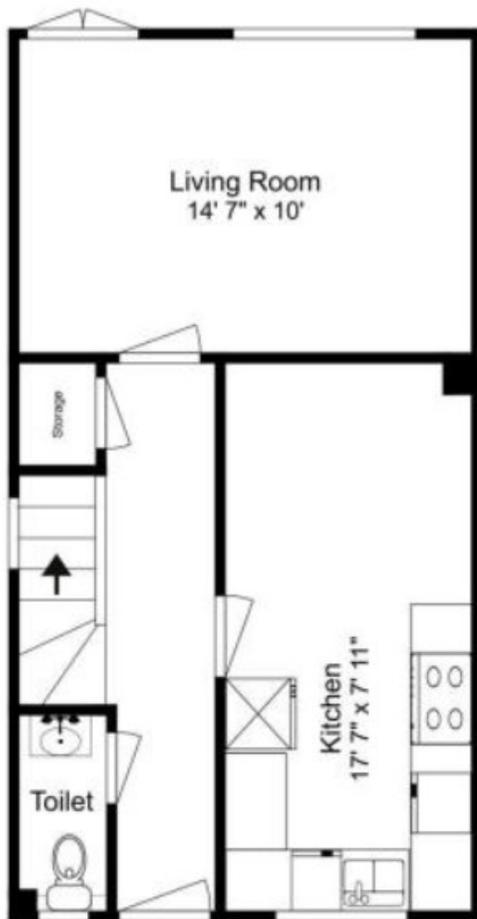
England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

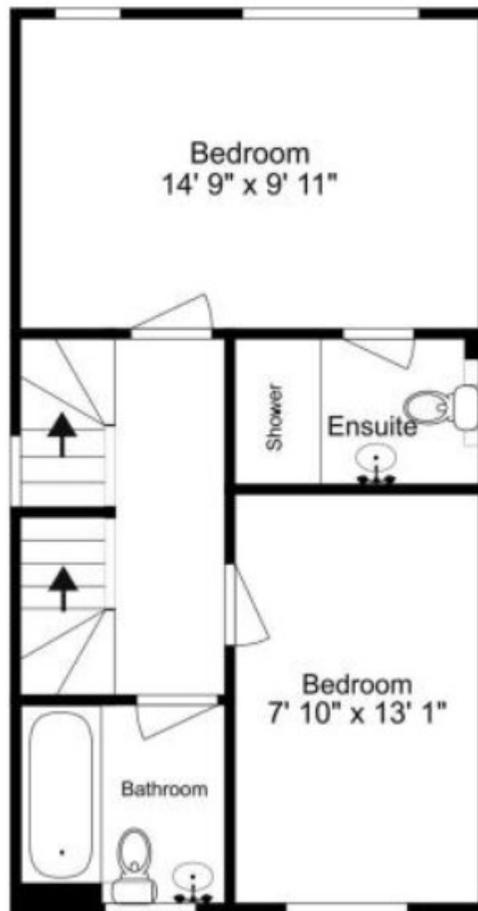
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

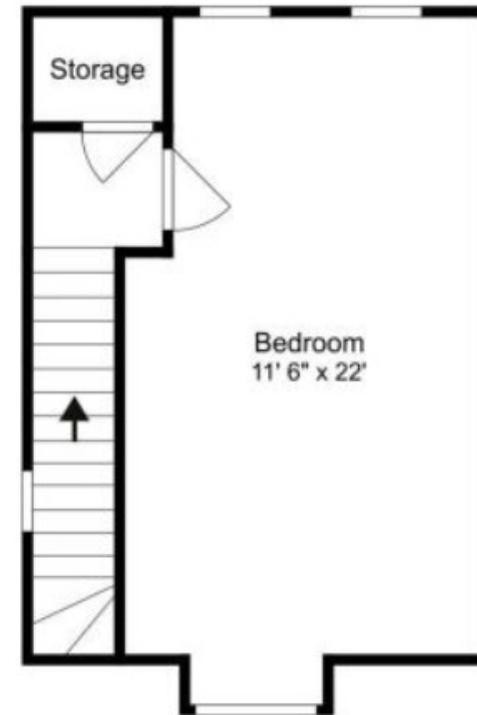
79 83



Ground Floor



First Floor



Second Floor

Martin & Co Aldershot Lettings
 173 Victoria Road, Aldershot, Hampshire, GU11 1JU
 01252 311974 . aldershot@martinco.com

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: 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.

