



Phoenix Court, Elms Road

£1,200 PCM


MARTIN&CO

Phoenix Court, Elms Road

Apartment

2 Bedrooms, 2 Bathroom

£1,200 PCM

Date Available: 4th December 2025

Deposit: £1,384

Unfurnished

- Security Deposit £1,384
- EPC - C 75
- Council Tax - B
- Two Bedrooms
- Off Road Parking
- Large Reception Room
- Town Centre Location
- Modern Kitchen and Bathroom



Martin & Co are pleased to offer to the market this two bedroom first floor apartment located in this popular town centre block.

This property benefits from two bedrooms, one with built in storage, kitchen with white goods included, a sunny and spacious lounge/diner and a bathroom with shower over bath. The property is within a short walk of Aldershot mainline station (approx 0.1 miles) and London Waterloo can be accessed in 47 minutes.

Available from the 4th of December 2025 on an unfurnished basis.

Minimum household income for references required - £36,000
Holding deposit (one weeks rent) - £276

This is a guide only and is subject to a full affordability assessment on application, which includes any other credit commitments and credit history.





Energy Efficiency Rating

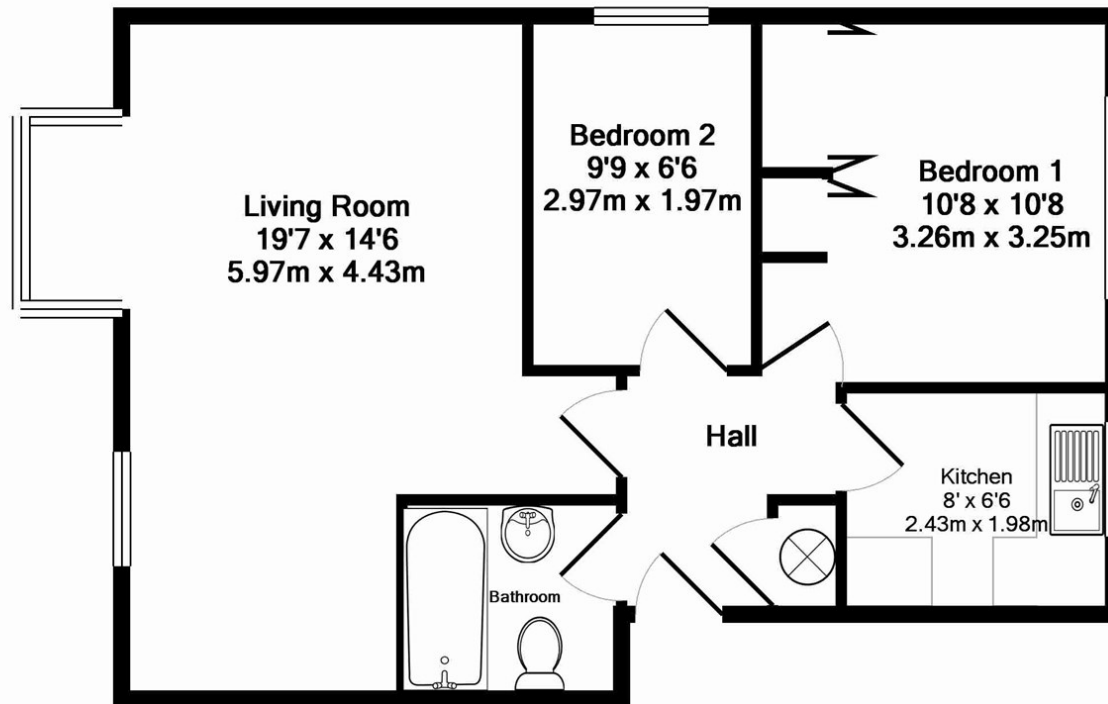
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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	70	71
(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



Total Approx. Floor Area 539 Sq.Ft. (50.1 Sq.M.)

KeyAGENT LTD Floor Plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. To find out more about KeyAGENT please visit www.keyagent.co.uk
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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.

