



Stratfield House, Aldershot

£1,250 PCM


MARTIN&CO

Stratfield House, Aldershot

Apartment

2 Bedrooms, 2 Bathroom

£1,250 PCM

Date Available: 18th February
2025

Deposit: £1,442

Unfurnished

- Deposit £1442
- Council Tax B
- EPC C - 77
- Two Double Bedrooms
- Allocated Parking Space
- Built In Wardrobe In the Master
- Town Centre Location
- Communal Garden Areas
- Double Glazing
- Large Living Room

Martin & Co are pleased to bring to the market this two bedroom, first floor apartment, located in the ever popular Stratfield House development in Aldershot town centre.

This accommodation boasts a spacious living room, large kitchen/diner, bathroom with bath and overhead shower and two double bedrooms.

Further benefits include a built in wardrobe in the master bedroom, double glazing, allocated parking space, communal garden areas and is walking distance from Aldershot's mainline station and variety of local shops and eateries.

Available immediately on an unfurnished basis.
Minimum household income for references required - £37,500
Holding deposit (one weeks rent) - £288





Energy Efficiency Rating

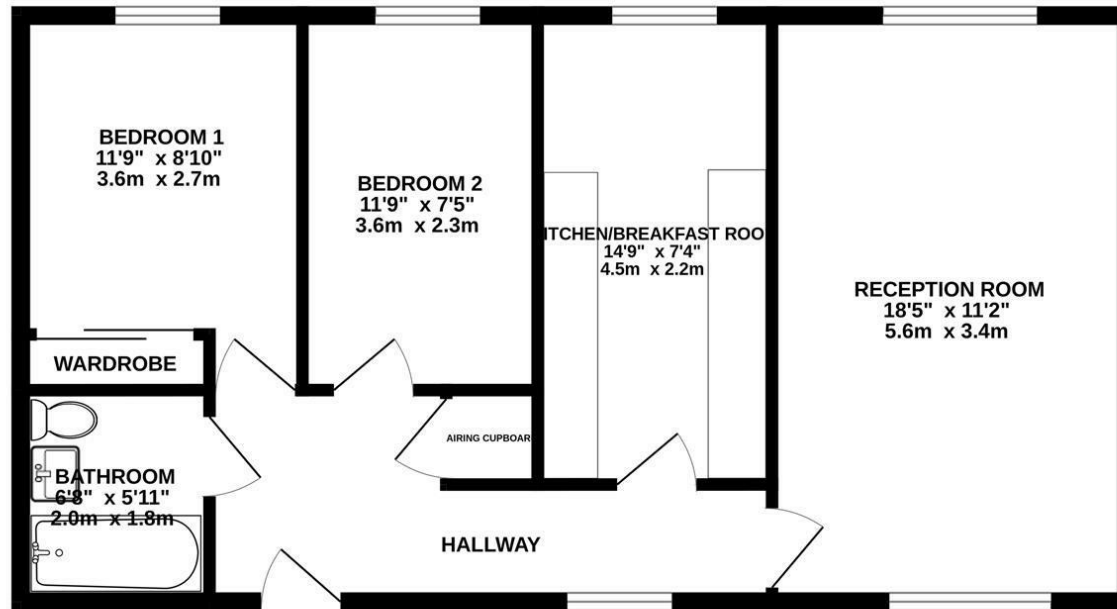
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

