



**High Street, Aldershot**

**£1,250 PCM**

High Street, Aldershot

Apartment

2 Bedrooms, 2 Bathroom

£1,250 PCM

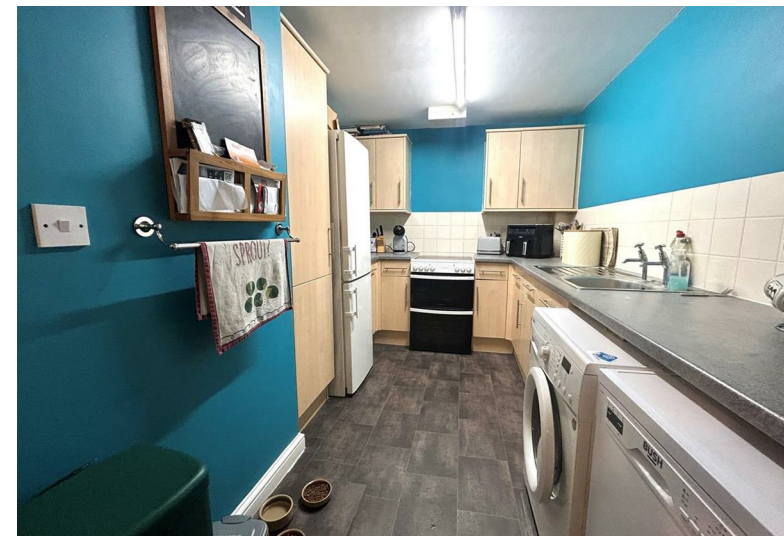
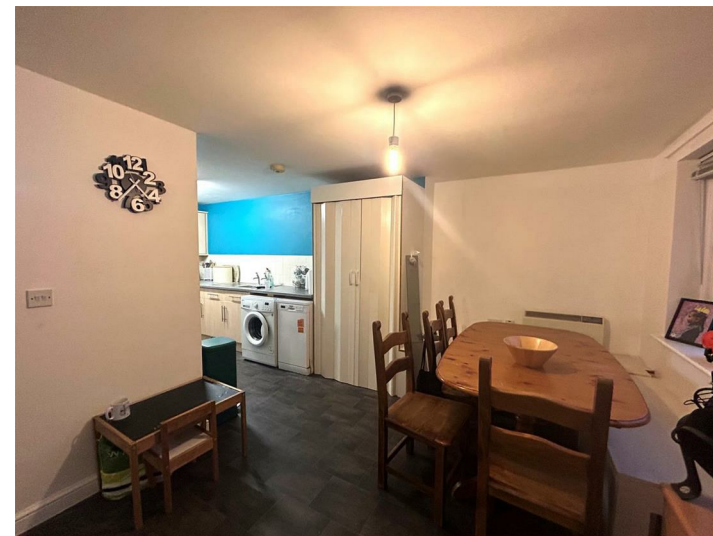
- Council Tax Band B
- Deposit £1384
- EPC Rating 81
- Two Bedrooms
- Second Floor
- Town Centre Location
- Available 4th December
- Cats Considered

Martin & Co are delighted to offer to the market this fantastic two bedroom second floor apartment situated in the heart of Aldershot Town Centre. Internally the property benefits from two double bedrooms, modern three piece bathroom suite, open plan living/ dining space and modern kitchen with space for appliances. Externally the property offers communal bike storage and is located within close proximity of Aldershot Mainline Station.

Available immediately on an unfurnished basis. Minimum household income for references required - £37,500\*\*

Holding deposit (one weeks rent) - £288

\*\*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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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81 86

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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.