



**Ascot Court, Aldershot**

**£950 PCM**



# Ascot Court, Aldershot

## Flat

1 Bedrooms, 1 Bathroom

£950 PCM

Date Available: 28th July 2025

Deposit: £1,096

Unfurnished

- Security Deposit £1096
- EPD - D 61
- Council Tax Band B
- Ground Floor, One Bedroom Flat
- Residential Parking
- Double Glazing
- Popular Residential Development
- Town Centre Location
- Modern Kitchen & Bathroom
- Laminate Flooring Throughout

Martin & Co are pleased to bring to the market this spacious one bedroom, ground floor apartment, located in the ever popular Ascot Court development in Aldershot.

This property is positioned in Aldershot Town Centre and is a short walk to Aldershot Mainline Station, making this property ideal for anyone commuting (London Waterloo 47mins).

Within this property, you'll find a spacious living room, modern kitchen, a double bedroom, family bathroom featuring a wide bath with an overhead shower and laminate flooring throughout. The property also benefits from double glazing, residential parking and secure entry.

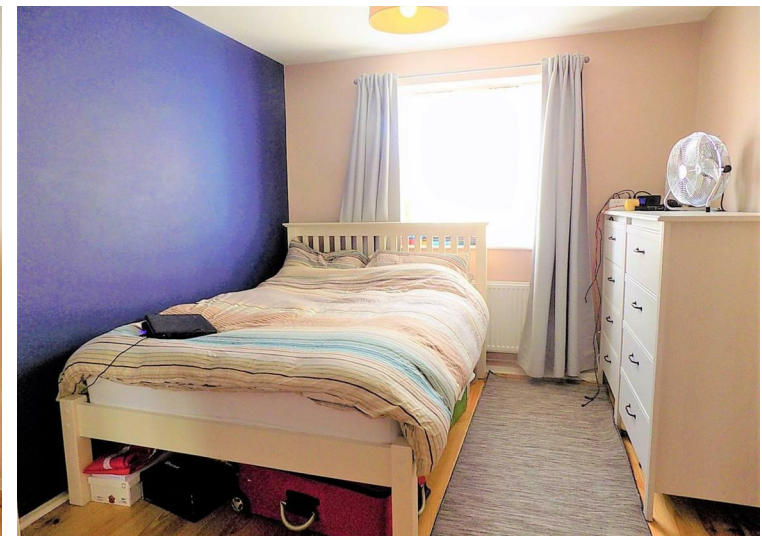
**\*\* Please note - A water bill of £20 will be added on top of the monthly rent. \*\***

Available from the 28th of July 2025 on an unfurnished basis.  
Minimum household income required - £28,500 \*\*  
Holding deposit £219

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



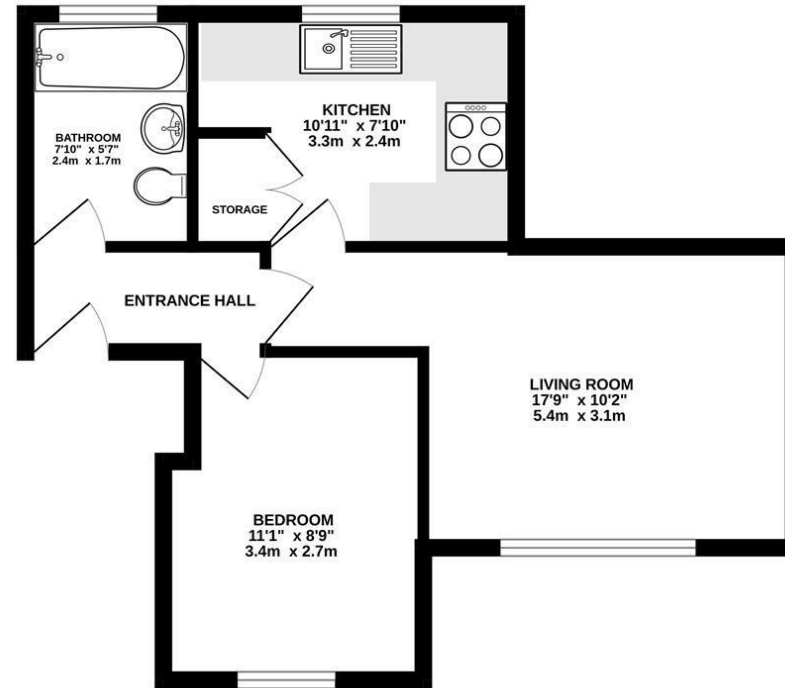




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	61	67
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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
EU Directive 2002/91/EC		

GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 396 sq.ft. (36.8 sq.m.) approx.  
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.