



Ascot Court, Aldershot

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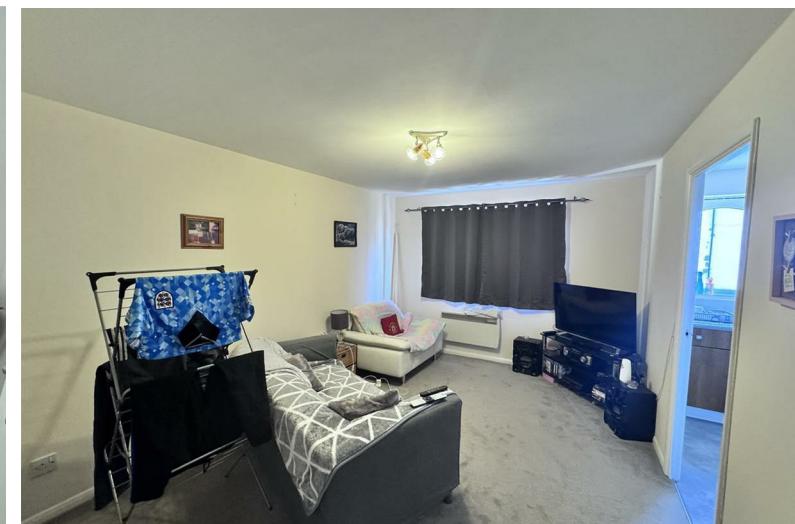
- Charming one-bedroom apartment
- Spacious lounge and dining area
- Generously sized bedroom
- Excellent location
- Potential to extend the lease

This charming one-bedroom apartment in Ascot Court, Aldershot, offers spacious living with a separate kitchen, generous bedroom, and parking included. Ideally located near the mainline train station, it provides excellent commuter links and easy access to local amenities. A great opportunity for first-time buyers or investors.

Purchaser to cover the expense of the lease extension.

Welcome to this charming one-bedroom apartment located on the second floor of Ascot Court in Aldershot. This modern property offers a delightful living space, perfect for individuals or couples seeking a comfortable home in an excellent location.

As you enter, you will find a spacious lounge and dining area that provides a warm and



inviting atmosphere, ideal for relaxation or entertaining guests. The separate kitchen is well-equipped, featuring ample space for a washer/dryer and a dishwasher, making daily chores a breeze.

The bedroom is generously sized, providing a peaceful retreat at the end of the day. The bathroom is conveniently located, ensuring privacy and ease of access.

One of the standout features of this apartment is its proximity to the mainline train station, offering excellent transport links for commuters and easy access to nearby amenities. Additionally, the property includes parking for one vehicle, adding to the convenience of urban living.

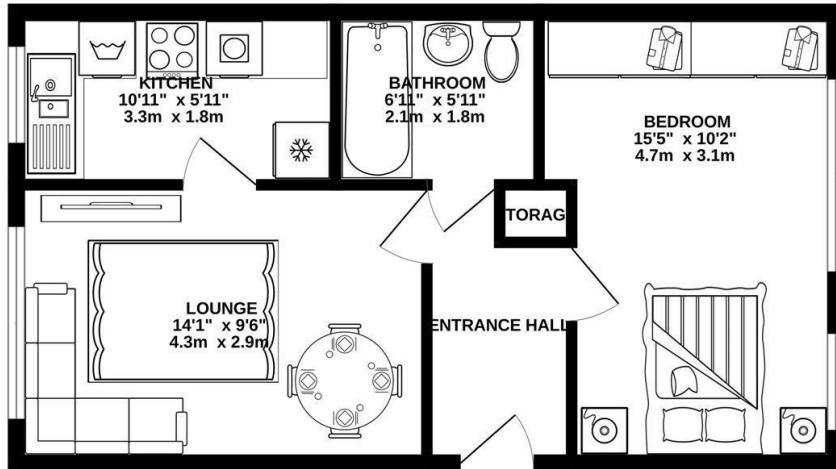
For those considering a long-term investment, there is the possibility of extending the lease, however the purchaser will have to cover the expense of the lease extension.

This neat apartment is a fantastic opportunity for anyone looking to settle in a vibrant area with all the necessary conveniences at hand. Do not miss the chance to make this lovely property your new home.

70 years remaining on the lease
Council Tax Band: B
Service Charge: £2 554.15pa
Ground Rent: £90pa



GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 433 sq.ft. (40.2 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 and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	69
(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	



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