



Stratfield House, Birchett Road

£1,250 PCM

Stratfield House, Birchett Road

Apartment

2 Bedrooms, 2 Bathroom

£1,250 PCM

Date Available: 9th June 2025

Deposit: £1,442

Unfurnished

- Deposit £1,442
- EPC Rating D 68
- Council Tax Band B
- Two Bedrooms
- Close to Train Station
- Short Walk From Local Amenities
- Double Glazing
- Secure Gated Parking
- Communal Garden
- Town Centre Location

PROPERTY UNDERGOING RE-DECORATION! Martin & Co are delighted to offer to the market this spacious two-bedroom apartment, ideally situated within a popular town centre development.

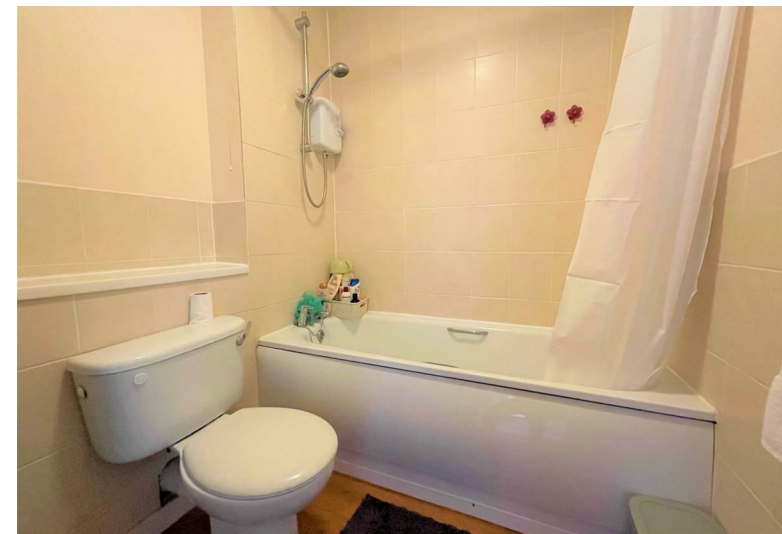
The accommodation comprises a generously sized double bedroom featuring a full-length mirrored built-in wardrobe, a second single bedroom, spacious lounge, well-equipped kitchen, and a family bathroom including a bath with overhead shower.

Further benefits include secure gated underground parking, double glazing throughout, and access to a communal garden.

Conveniently located as it is within walking distance to a range of local amenities and Aldershot Train station.

Available on the 9th of June 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	51
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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		
	78	62
England & Wales		
EU Directive 2002/91/EC		

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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.