



5 Cullens Mews
Lysons Road, Aldershot

Lysons Road, Aldershot

- No onward chain
- Share of Freehold
- Excellent order
- Residents and visitor parking
- Communal gardens
- Walking distance to station
- Council Tax Band D
- EPC: 60/66

This stylish top floor apartment is offered with no onward chain and comes with the rare benefit of Share of Freehold ownership. The lease is being extended to 999 years, with no ground rent payable. Ideally located within walking distance of Aldershot Station and the town centre, it's a perfect first-time buy or investment opportunity.

This beautifully maintained top floor apartment is offered to the market with no onward chain and, in our opinion, represents an exceptional purchase at this price point.

A rare and valuable feature of this property is the ownership of a Share of the Freehold, meaning no ground rent is payable. Furthermore, our clients are currently in the process of extending the lease term to 999 years, adding long-term security and value.



The apartment is located within a well-kept residential block and offers a range of desirable features. The spacious master bedroom enjoys far-reaching views, while the bright living room includes a feature fireplace and ample space for a breakfast table. The separate kitchen is both stylish and practical, fitted with shaker-style units and finished with attractive metro-tiled splashbacks. The property also boasts a modern white bathroom suite with an electric shower over the bath.

Externally, the property benefits from well-maintained communal gardens with mature planting, along with both an allocated parking space and additional visitor bays.

Situated just a short walk from Aldershot Mainline Station (London Waterloo in approximately 40 minutes) and Aldershot Town Centre, the apartment is ideally positioned for commuters and those looking to enjoy local amenities.

Key Information:

Tenure: Share of Freehold

Lease: 84 years remaining, being extended to 999 years

Council Tax Band: B

Service Charge: £1,625 per annum

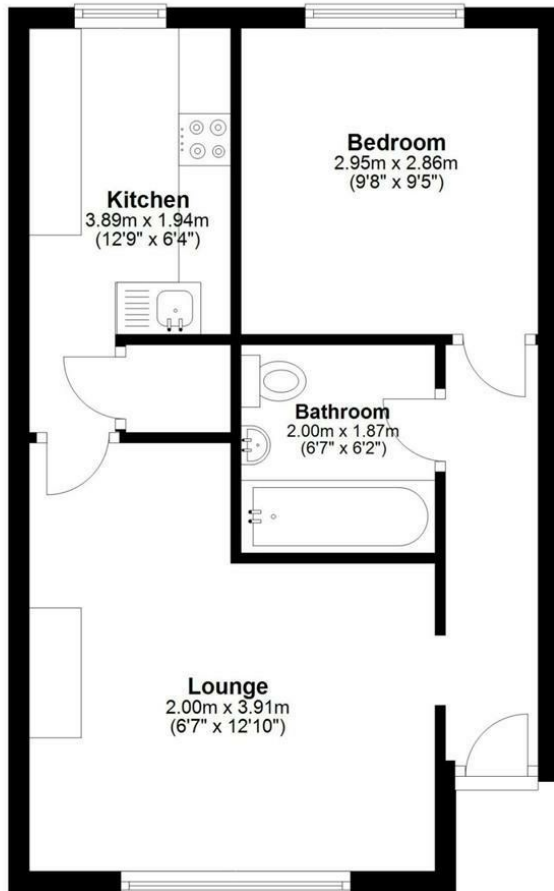
Ground Rent: £0

Rental value excepted: £975 PCM



Floor Plan

Approx. 38.7 sq. metres (416.7 sq. feet)



Total area: approx. 38.7 sq. metres (416.7 sq. feet)

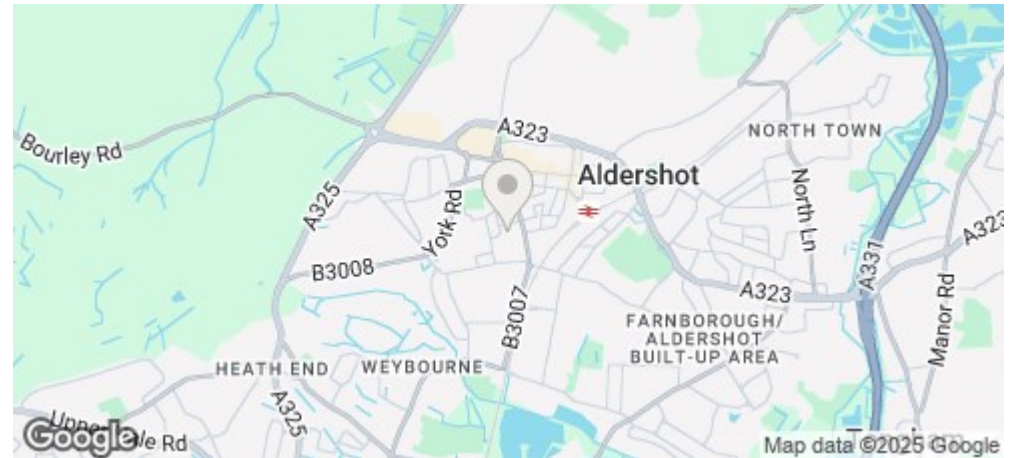
Whilst every effort is made to ensure the accuracy of this floor plan, Measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes and as such should only be used in this way. Any services, appliances or systems shown have not been tested. So no guarantee of their operability can be given. Copyright 2024 Your EPC Plan produced using PlanUp.

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		
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	



Martin & Co Aldershot
173 Victoria Road, Aldershot, Hampshire,
GU11 1JU
Aldershot@martinco.com

01252 311974
<http://www.martinco.com>

MARTIN&CO

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.

