



**Selbon**

Residential sales & lettings

Station Road, Aldershot,  
, GU11 1BA

£52,000 Leasehold



Selbonproperty.co.uk

- One Bedroom Fourth Floor Apartment
- Bedroom With Fitted Wardrobes
- Lift Access To The Fourth Floor
- Town Centre Location
- Aldershot Train Station Nearby
- Open Plan Kitchen/Living/Dining Room
- Modern Marble Effect Bathroom Suite
- Secure Fob/Telephone Entry System
- Close To To Shops, Supermarkets And Other Amenities
- Approximately 80 Years Remaining on The Lease

\*\*\* 40% SHARED OWNERSHIP (ALSO AVAILABLE TO BUY ON A 100% BASIS at offers over £120,000)  
\*\*\*

Selbon Estate Agents are delighted to offer to the market this one bedroom, fourth floor apartment offered to the market with no onward chain.

The building is secured via a fob/telephone entry system, giving privacy and security to residents. The foyer has two lifts and stairs for access to the upper floors.

Inside the apartment, the hallway gives access to a a spacious 20Ft. open plan Kitchen/living/dining room with a range of base level and eye level storage cupboards, washing machine, stainless steel sink with drainer, fridge with freezer compartment, electric fan oven and a four burner electric hob with wall mounted extractor fan. The bedroom has a built-in wardrobe and dual windows with fitted blinds.

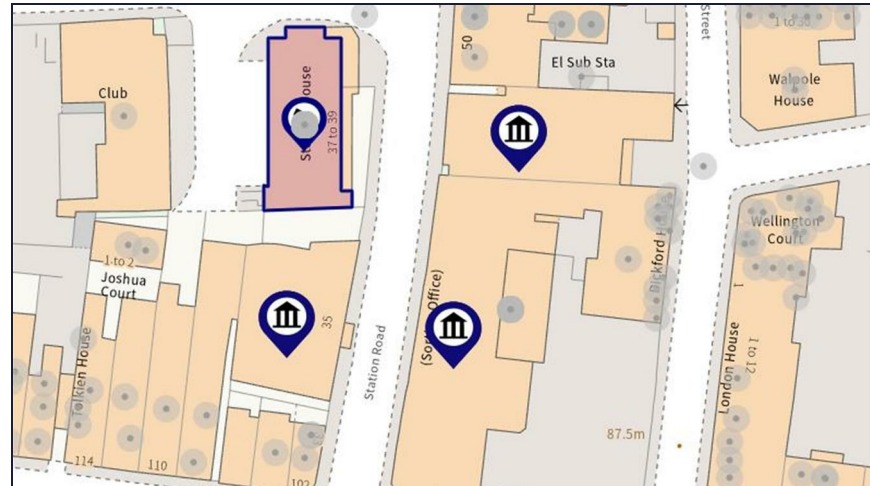
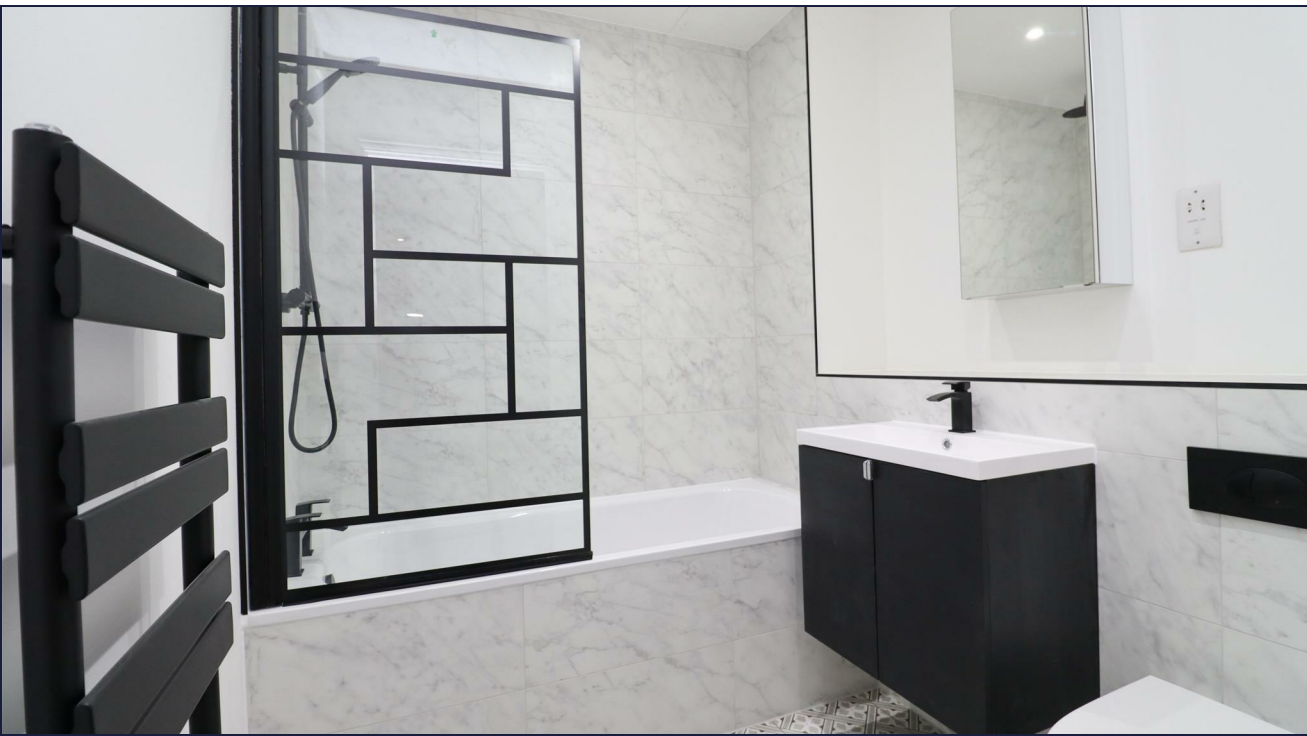
The white marble effect, tiled bathroom has been recently modernised and includes a W.C., wash basin with under sink storage cupboard, mirrored medicine cabinet, and a bathtub with waterfall shower, hand shower and glass shower screen.

Other notable features include: Electric storage heaters and UPVC double glazing.

We are advised that the current lease remaining is approximately: 80 years  
We are advised that the current service charge/ground rent is: £220.23pcm  
The rent on the additional 50% is currently £471.08 per month.





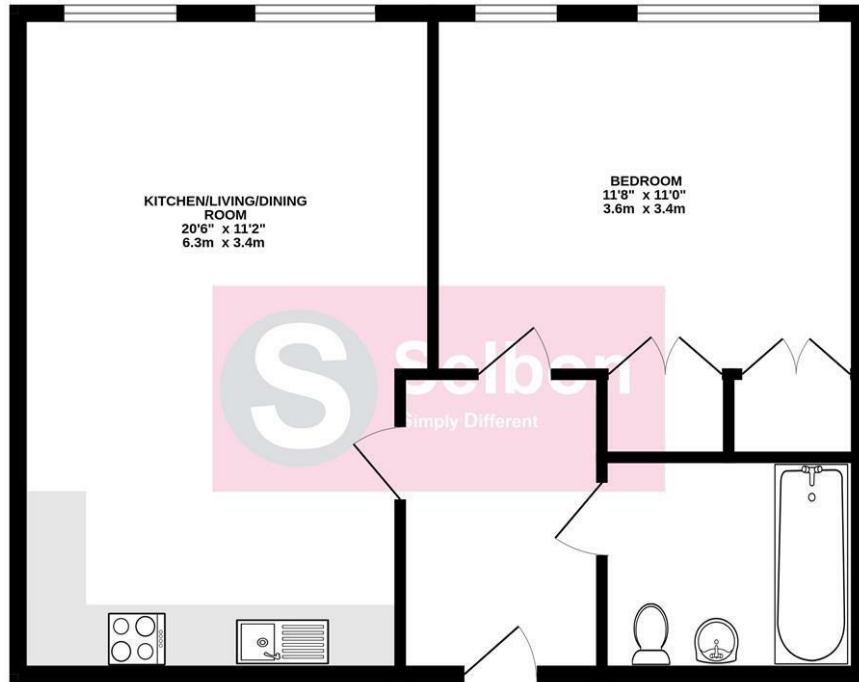








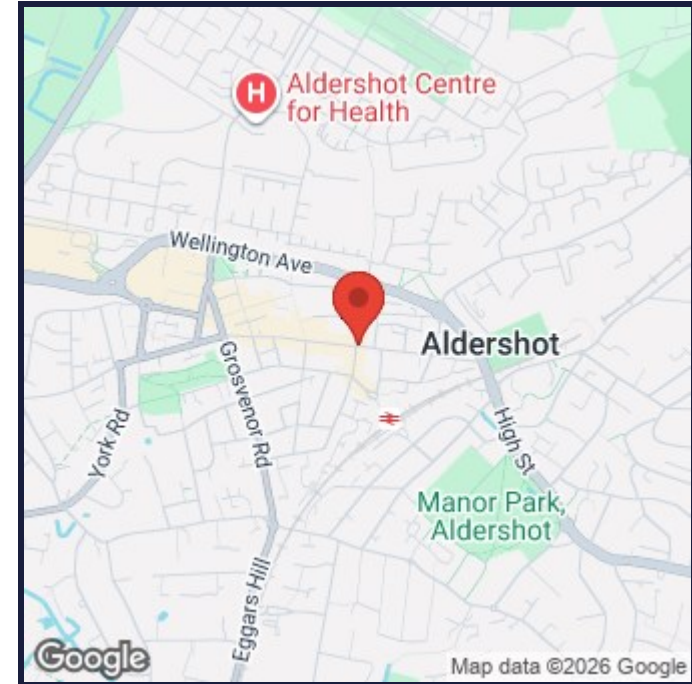
## Floor Plans



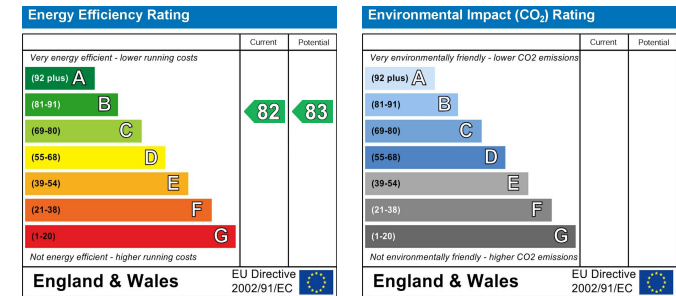
FOURTH FLOOR

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. Made with Metropia ©2026

## Area Map



## Energy Performance Graph



Council Tax Band: B

## Viewing

For further information on this property or to arrange a viewing please contact Farnborough on

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