



Selbon

Simply Different

Barn Avenue, Aldershot,
Hampshire, GU12 4DF
Guide price £250,000 Leasehold

 2  1  1  B

[Selbonproperty.co.uk](https://selbonproperty.co.uk)

- Two Bedroom Second Floor Apartment
- Open Plan Living/Dining Room
- Balcony With Outside Lighting
- Lift Access To Each Floor
- Long Lease With Approximately 118 Year Remaining
- Hallway with Ample Storage Cupboards
- Kitchen With Fitted Appliances
- Secure Video/Fob Entry System
- Allocated Parking And A Generous Amount Of Visitor Spaces
- Close To Local Amenities, Schools And Basingstoke Canal

Selbon Estate Agents are delighted to offer to the market this two bedroom second floor apartment, situated on the popular Orchards development in North Town, Aldershot.

The current school catchment areas include: Alderwood School.

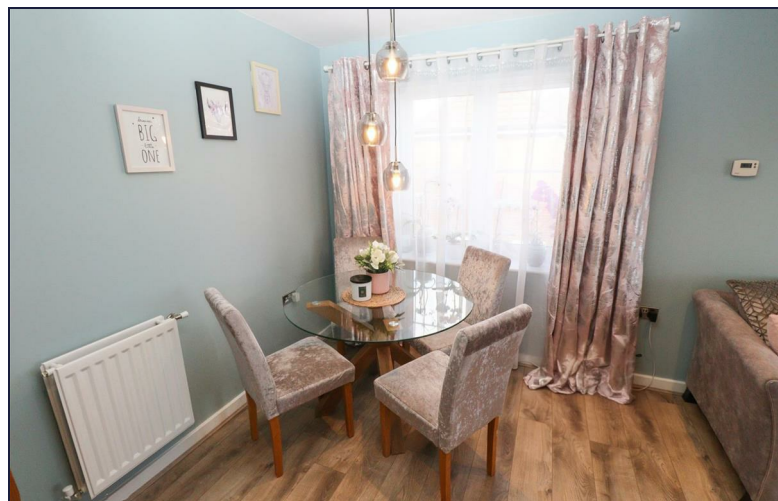
On arrival, the building is secured by a video call/fob entry system for privacy and security for residents. In the communal hallway there is stairs and lift access available to each floor. Inside the apartment, the hallway offers ample storage cupboards, and gives access to two spacious bedrooms, with the principal bedroom benefitting from a fitted wardrobe. The generous living/dining room benefits from a balcony with outside light, making for an ideal spot for al fresco dining. The kitchen features a range of base level and wall mounted storage cupboards and fitted appliances, including a dishwasher, fridge freezer, washing machine, oven and a four burner gas hob with wall mounted extractor fan. The white tiled bathroom suite benefits from a low level wash basin, heated towel rail, WC and a panelled bathtub with a glass screen and wall mounted shower.

Other notable features include: Gas central heating, UPVC double glazed windows and doors and a long lease with approximately 118 years remaining.

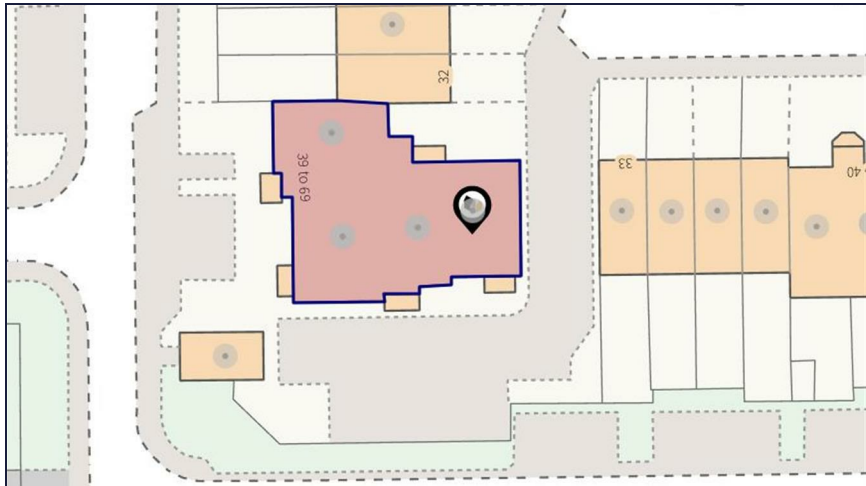
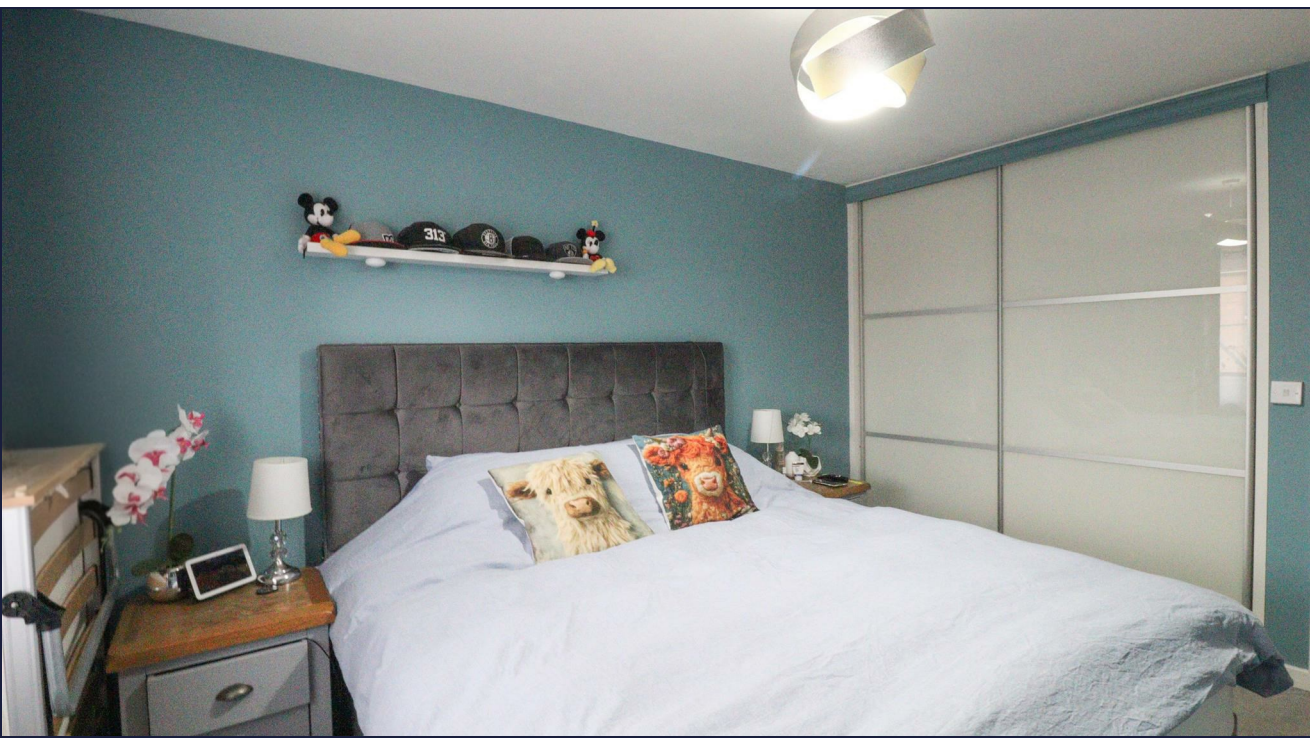
To the rear of the building there is a residents car park with a generous amount of visitor parking spaces and an allocated parking space to the property.

There is a range of local amenities nearby including a cooperative store, post office, butchers, with there also being an A331 junction nearby, which gives great access into Farnborough, Frimley, Camberley and Farnham. Aldershot Town Centre is also located nearby, here you'll find several supermarkets, a range of pubs and restaurants and Aldershot Train Station. This home makes for an ideal investment or first-time purchase.

We are advised that the current ground rent and service charge is currently: £141.82 per month.

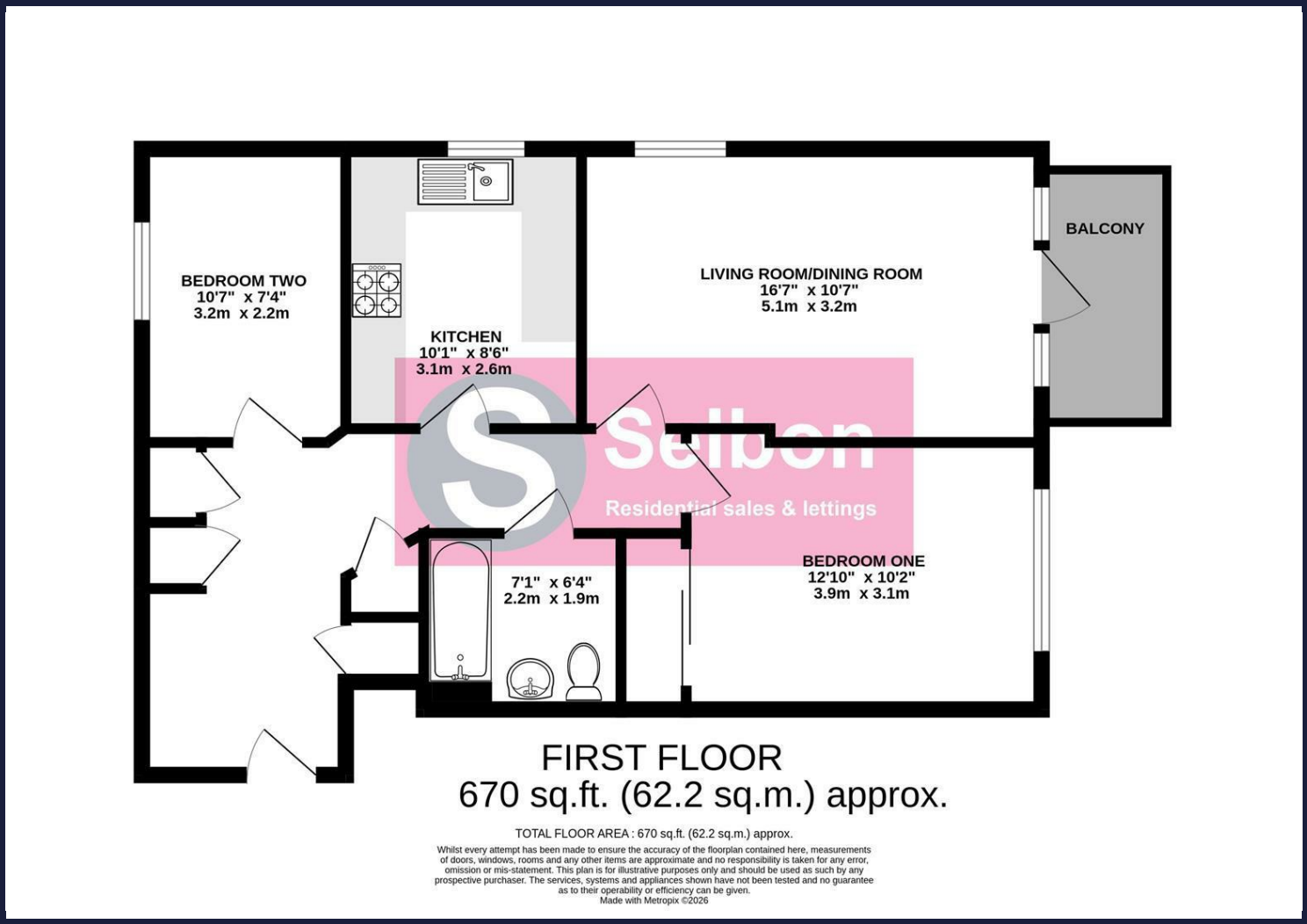








Floor Plans

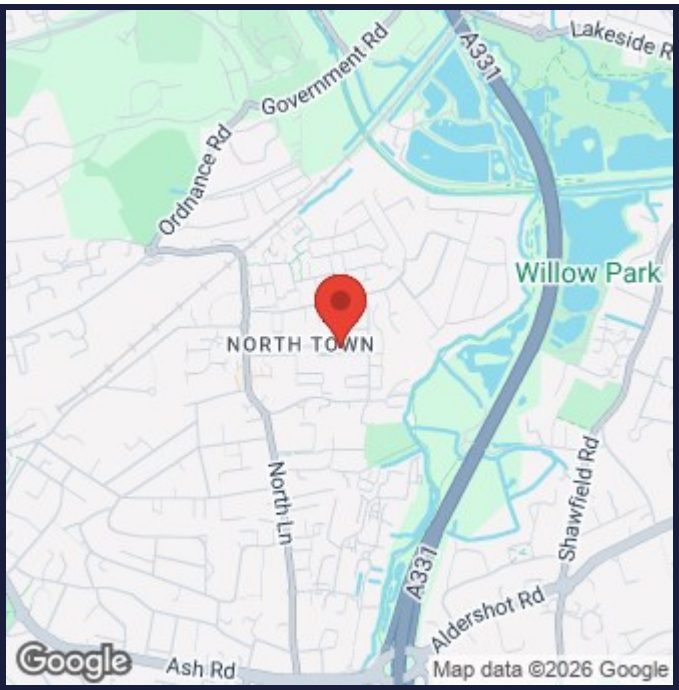


Viewing

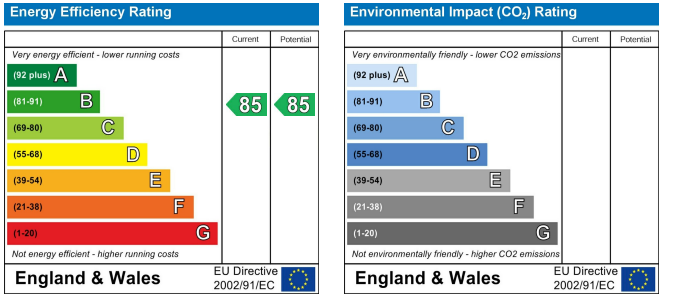
For further information on this property or to arrange a viewing please contact Farnborough on

We give notice that these particulars are produced in good faith and in accordance with the Digital Markets, Competition and Consumers Act 2024 (DMCC Act). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Area Map



Energy Performance Graph



Council Tax Band:

Selbon Property Services Ltd

Registered Office, GU51 2UZ

Company Registration Number: 12108205 VAT Number: 370 7956 65

Tel: Email: mark@selbonproperty.co.uk