



Selbon

Residential sales & lettings

Station Road, Aldershot,
Hampshire, GU11 1BA

Offers over £120,000 Leasehold



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- 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 Shops, Supermarkets And Other Amenities
- Approximately 80 Years Remaining on The Lease

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 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

Stafford House is located on Station Road, right in the heart of Aldershot Town Centre, making this an ideal property for a convenient lifestyle. The town centre offers a range of food outlets, restaurants, a cinema and several supermarkets including a Morrisons and Tesco. Aldershot Train Station is also nearby, ideal for mainline access into London Waterloo. Aldershot Bus Station is also outside, whilst A331 access can also be found on the Aldershot border, making this an ideal spot for commuters. For sports fans, Aldershot Town Football Club is also nearby, whilst Caesars Camp, Manor Park and Aldershot Park all make for great spots for a family weekend walk.

This property is ideal for first time buyers or investors, viewings a highly recommended.

Also available on a 40% shared ownership basis.









