



**Selbon**

Simply Different

Barn Avenue, Aldershot,  
Hampshire, GU12 4DF  
Offers over £220,000 Leasehold

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- Two Bedroom Second Floor Apartment
- Kitchen With Fitted Appliances
- Hallway With Storage
- Building Secured Via Video Call Entry System
- Allocated Parking Space
- Spacious Living/Dining Room Over 17 Ft. In Length
- Bedroom One With Fitted Wardrobes
- Contemporary Bathroom Suite With Wall Mounted Shower
- Long Lease In Excess Of 100 Years
- Close To Local Amenities

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 are 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 is open plan with the living/dining room featuring 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 bathroom suite benefits from a 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.

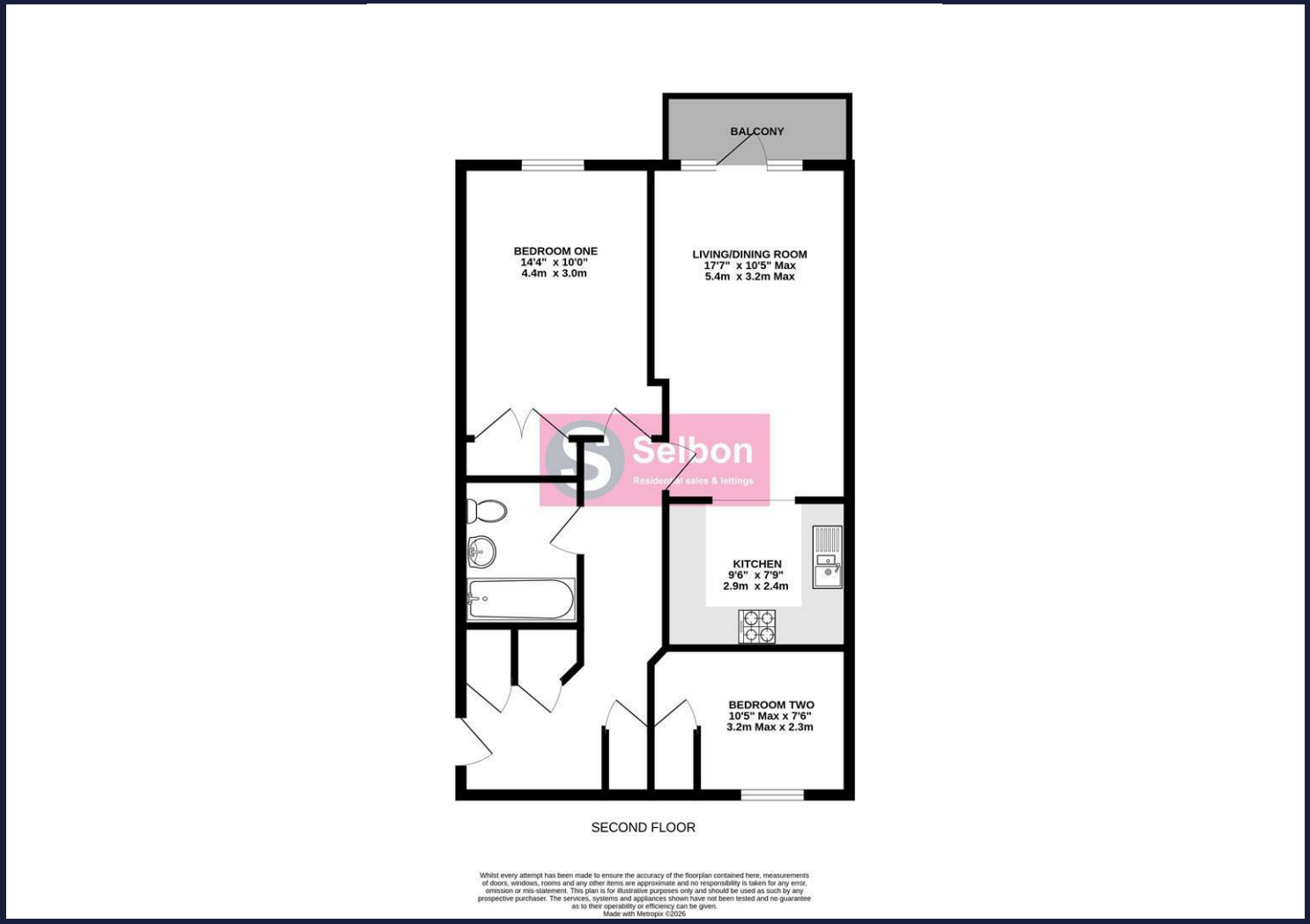








Floor Plans

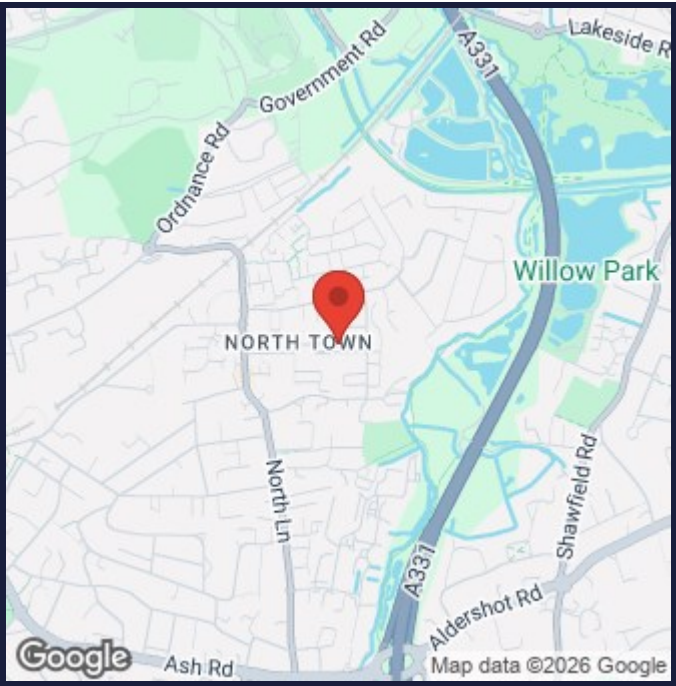


Viewing

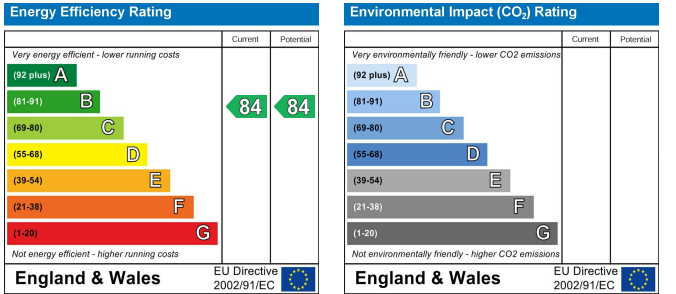
For further information on this property or to arrange a viewing please contact Farnborough on

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Area Map



Energy Performance Graph



Council Tax Band: C

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