



Selbon

Simply Different

Station Road, Aldershot,
, GU11 1BA

£52,000 Leasehold



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

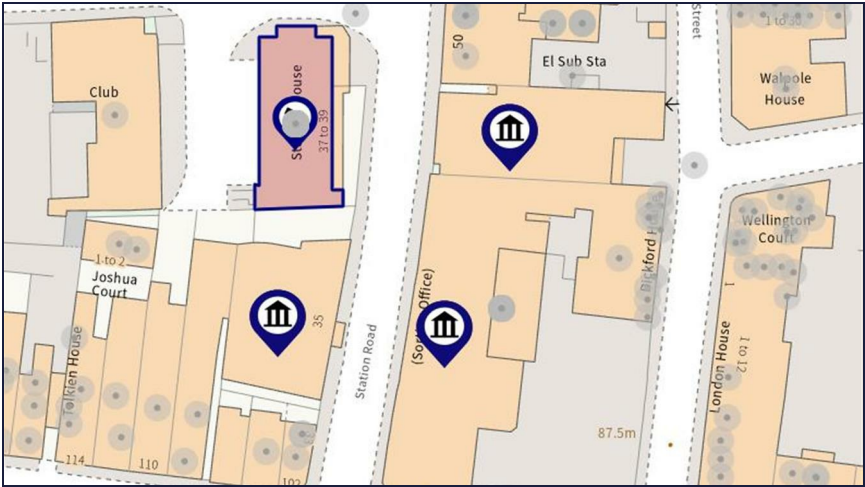
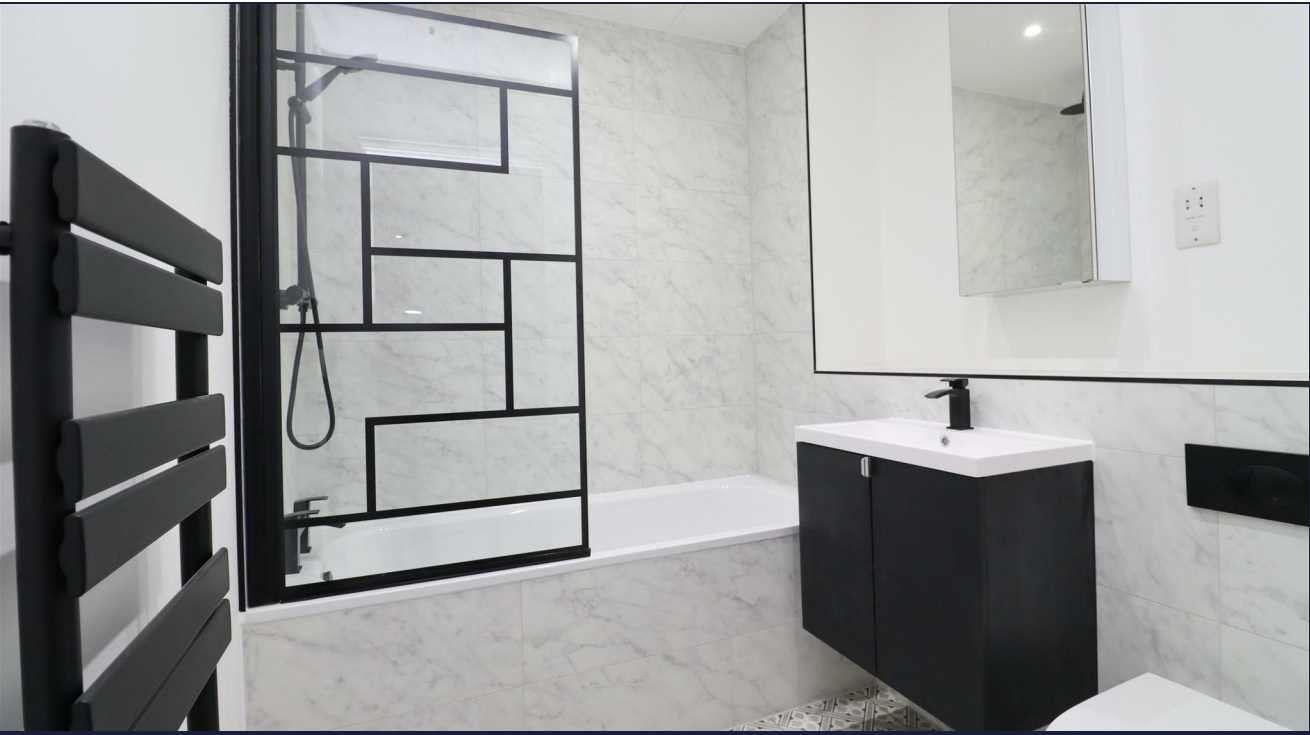
We are advised that the current lease remaining is approximately: 80 years

We are advised that the current service charge/ground rend is: £220.23pcm

The rent on the additional 50% is currently £471.08 per month.

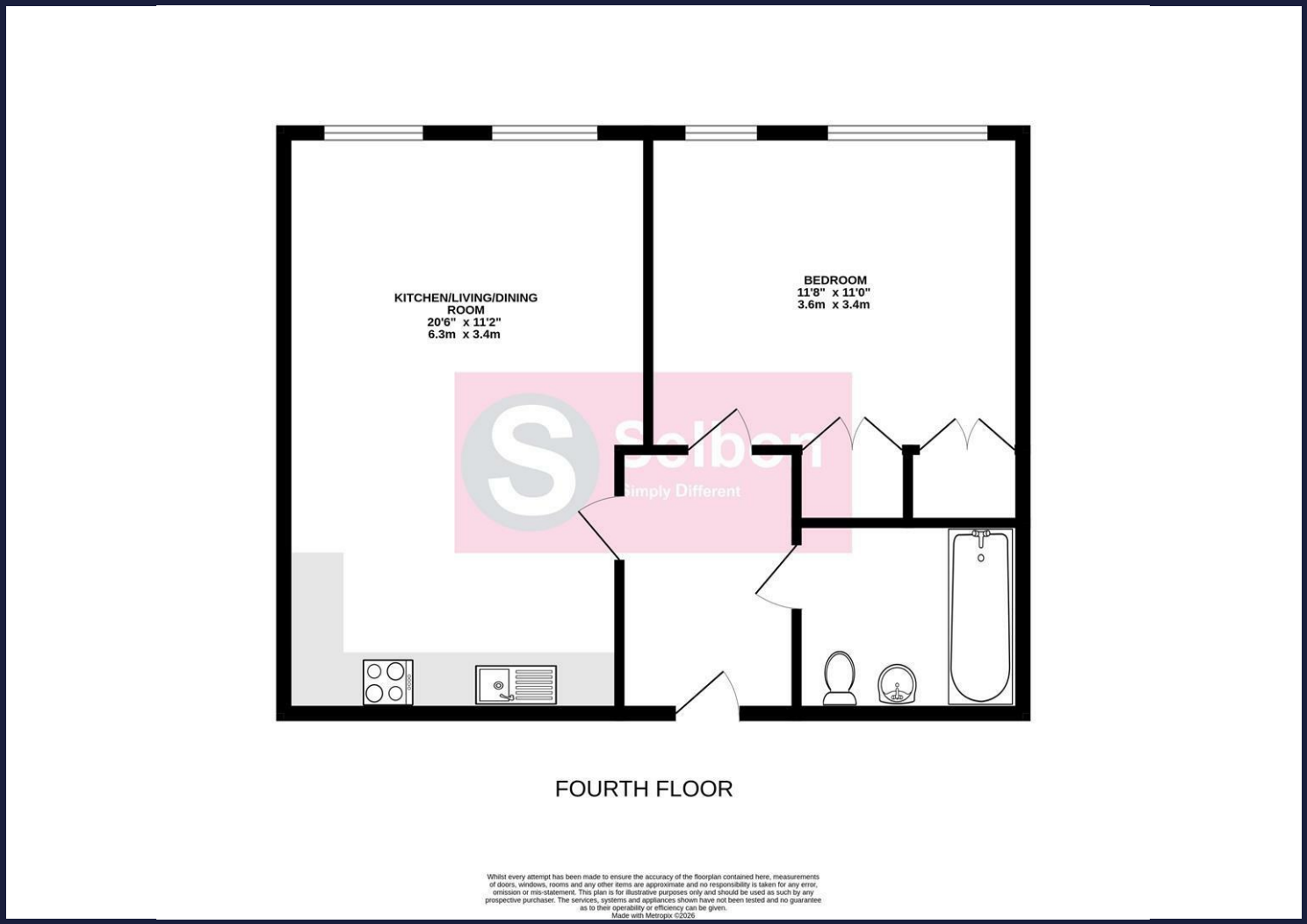








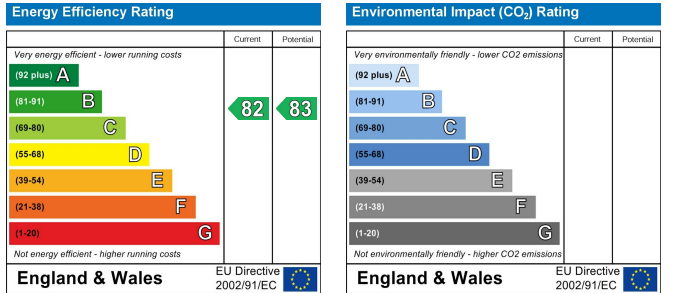
Floor Plans



Area Map



Energy Performance Graph



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.

Council Tax Band: B

Selbon Property Services Ltd
Registered Office, GU51 2UZ

Company Registration Number: 12108205 VAT Number: 370 7956 65
Tel: Email: mark@selbonproperty.co.uk