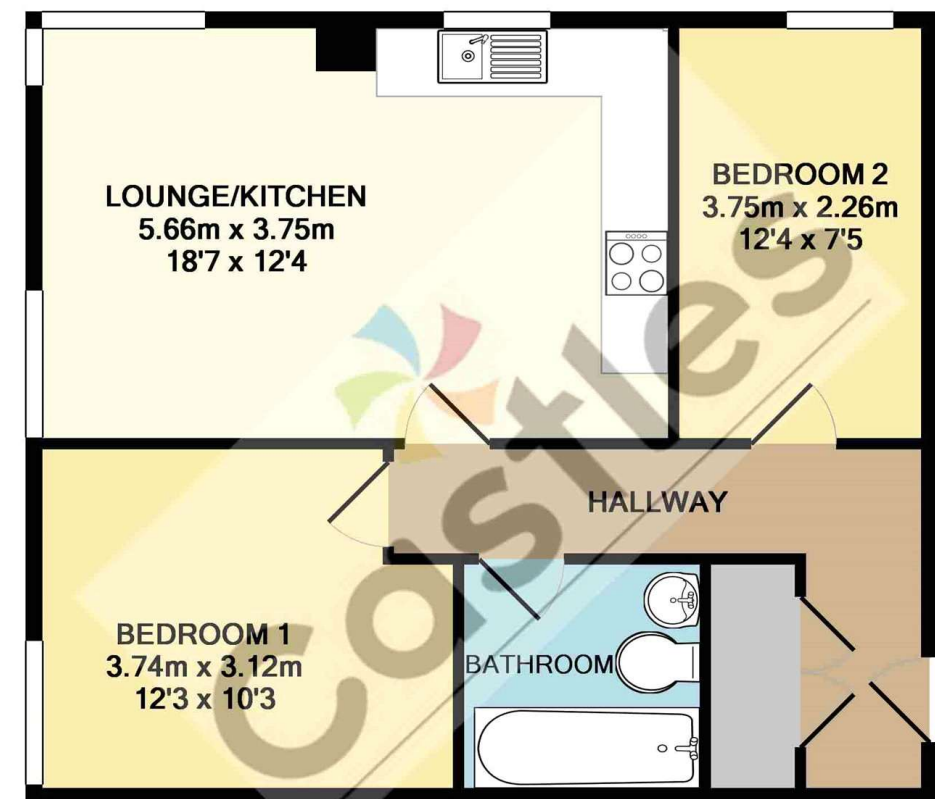




Key Features:

- TWO BEDROOMS
- GOOD SIZED LOUNGE/KITCHEN
- FITTED BATHROOM
- DOUBLE GLAZED
- UPPER FLOOR
- LIFT
- ALLOCATED PARKING
- TOWN CENTRE
- 114 UNEXPIRED YEAR LEASE
- SERVICE CHARGE £64.97 pcm

Floorplan



TOTAL APPROX. FLOOR AREA 54.1 SQ.M. (582 SQ.FT.)
 Made with Metropix ©2018

Property Summary:

If you are looking to take that first step on to the property ladder then this could be the ideal first time purchase. This home is just a short walk from the mainline railway station and offers commanding views from the seventh floor.

Energy Efficiency Rating

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions. The full Energy Performance Certificate for this property is available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	




Castles

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you get on with
the packing




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For further information or to arrange an appointment, get in touch:

Call us 01252 333003
Email us aldershot@castles.co.uk
Find us 175 Victoria Road, Aldershot, GU11 1JU
Visit www.castles.co.uk

Whilst we endeavour to make our particulars accurate and reliable, if there is any point which is of particular importance, please contact the office where we can check the information for you. We also recommend that prior to the signing of a contract purchasers should themselves check by inspection or otherwise the accuracy of these particulars. We would also like applicants to note that neither services nor appliances have been tested by Castles.



Market Price

£170,000

Leasehold

Property Details:

**Flat 44, Alexander House, 50
Station Road, Aldershot,
Hampshire, GU11 1BG**

Situated in the town centre is this 7th floor two bedroom apartment. Presented in good order, far reaching views and with the benefit of allocated parking this could be the one for you.

Call us on 01252 333003 or visit www.castles.co.uk