



ESTATE AGENTS



Flat 4, Alder House, Exchange Close, Aldershot, Hampshire,  
GU11 2FB

Asking Price £200,000



# Flat 4, Alder House, Exchange Close, Aldershot, Hampshire, GU11 2FB

Bourne are pleased to introduce you to this modern one-bedroom apartment with outdoor space, allocated parking - All a short walk from the High Street and Main Line Station.

As it was only built 4 years ago and only ever had one occupant. this property still has 6 years remaining on the NHBC guarantee. The owner has really enjoyed their time there complimenting the efficiency, communal areas, parking, and neighbours.

The development also offers bike sheds and communal bins.

Lease Years Remaining: 245 years left

Annual Ground Rent: £300

Ground Rent Review Period: Annually

Annual Service: £1,300

Service Charge Review Period: Annually

A viewing is highly recommended in order to appreciate the development and apartment.

Council Tax Band: B

EPC Band: B

- 360° Virtual Tour
- Balcony/Patio/Terrace
- Allocated Parking Space
- Excellent Location (Close to shops & station)
- Large Bedroom with fitted wardrobes
- Modern Block - Built in 2019
- Long Lease - 245 years left
- Communal Bike Shed



# Floorplan

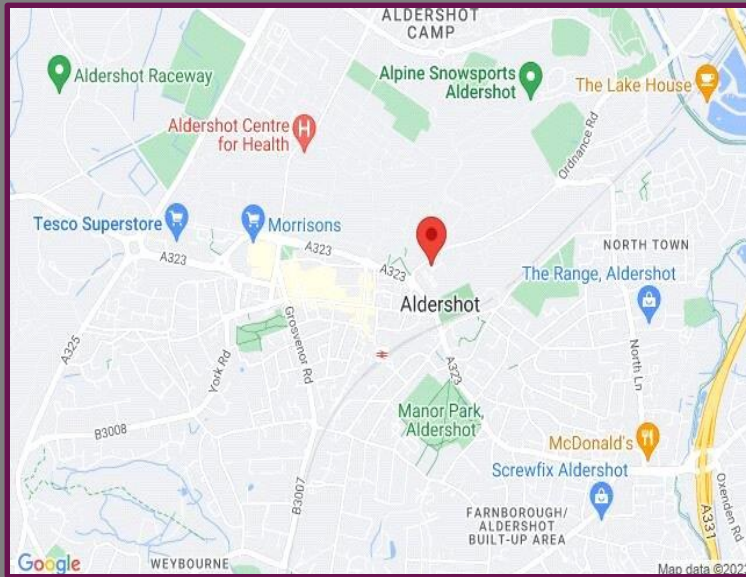


While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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# Location

Within 0.3 miles of this property are Aldershot Mainline Station, Aldershot high street and shops, plentiful eateries and restaurant's. Well within a mile there are supermarkets, a cinema, a ski slope and lots of other amenities and entertainments. In the other direction you'll find plenty of green spaces (including the canal) for playing, walking and much more.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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