



The Parade, Wharf Road, Ash Vale, Surrey, GU12 5AZ

Asking Price £260,000



# The Parade, Wharf Road, Ash Vale, Surrey, GU12 5AZ

Introducing a spacious two/three-bedroom duplex apartment, featuring generously sized rooms and a well-appointed kitchen.

With the inclusion of a family bathroom, this residence offers comfort and convenience for daily living.

Situated in a desirable location, it provides easy access to various amenities, while its proximity to the canal adds to the appeal.

This property presents an excellent investment opportunity, combining practicality with a desirable setting.

Leasehold

Pets Allowed: Yes

Service Charge: N/A

Ground Rent: Peppercorn

Years Remaining On Lease: 146 years

- Two/Three Double Bedrooms
- Duplex
- No Onward Chain
- Convenient Location
- Kitchen
- Family Bathroom
- EPC: D
- Council Tax Band: C



# Floorplan



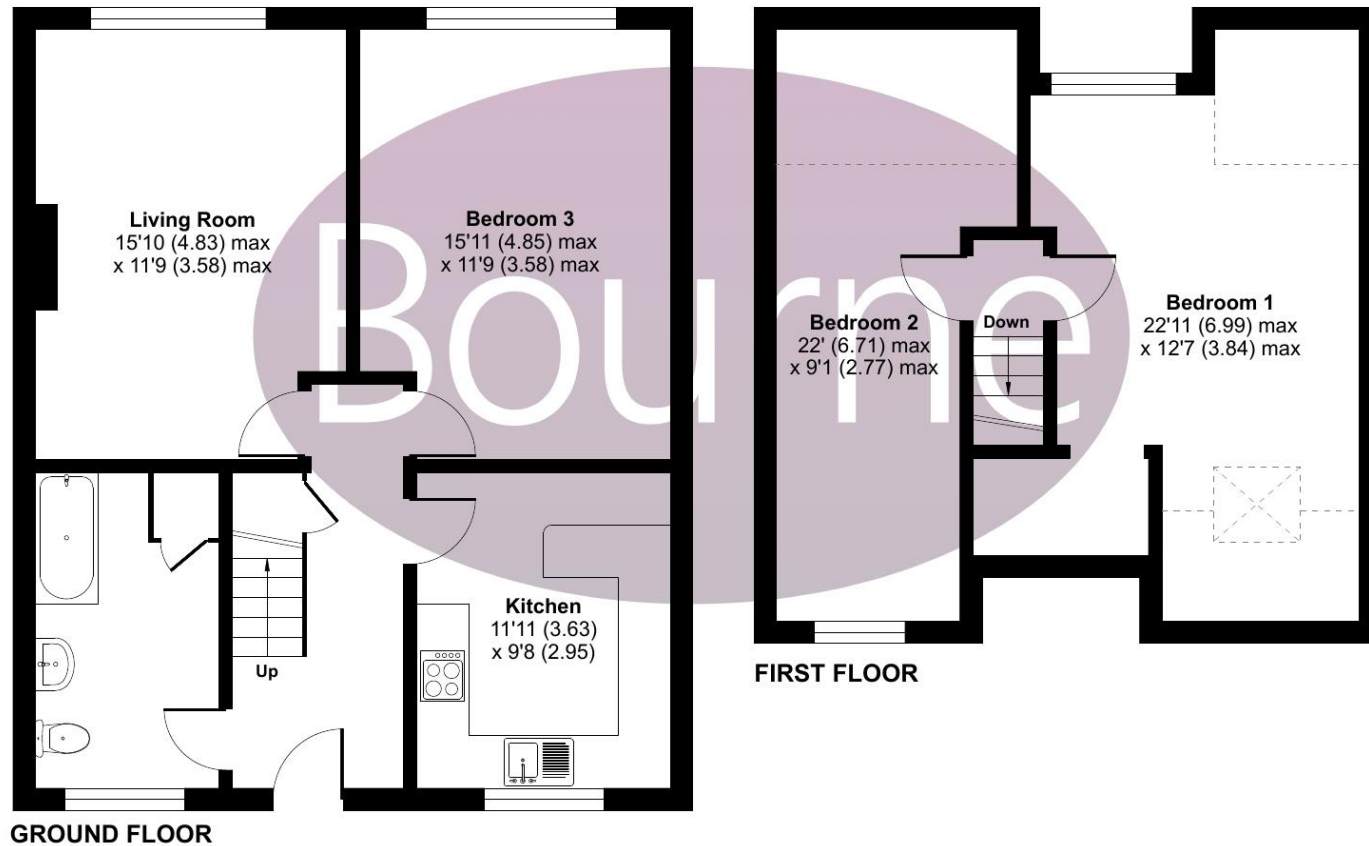
## Wharf Road, Ash Vale, Aldershot, GU12

Approximate Area = 1051 sq ft / 97.6 sq m

Limited Use Area(s) = 125 sq ft / 11.6 sq m

Total = 1176 sq ft / 109.2 sq m

For identification only - Not to scale



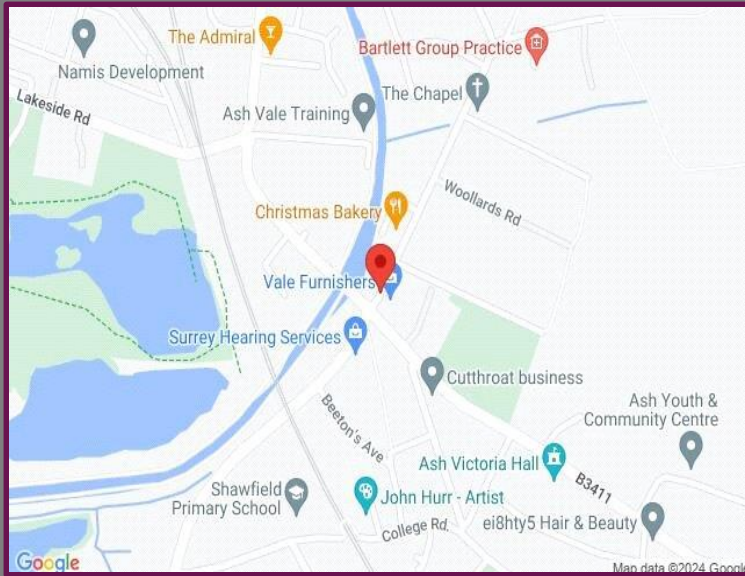
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bourne Estate Agents. REF: 1109950



# Location

This property is very well placed for all main road links to Farnham, Farnborough, Guildford and all surrounding towns.

Walking distance to local primary schools and less than one mile away from Ash train station.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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