



Legge Crescent, Aldershot, Hampshire, GU11 3NT

Offers In Excess Of £250,000

# Legge Crescent, Aldershot, Hampshire, GU11 3NT

We are pleased to present this stunning first-floor maisonette with two bedrooms. Upon entering the property, you will immediately notice the well-maintained and contemporary feel throughout.

The spacious living area boasts ample natural light, creating a warm and inviting atmosphere. The modern kitchen is equipped with high-quality fixtures and fittings, making it a pleasure to cook and entertain in.

Both bedrooms are generously sized, providing comfortable living spaces for residents. The property also features a private garden, perfect for relaxing and enjoying outdoor activities.

Overall, this property offers a fantastic opportunity for those seeking a stylish and comfortable living space in a desirable location. Viewing is highly recommended to fully appreciate all that this property has to offer.

Leasehold: Pets Allowed

Service Charge: Peppercorn Lease £5

Ground Rent: N/A

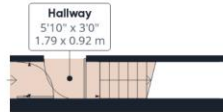
Review Period: TBC

Lease Length: 994 Years

- Two Double Bedrooms
- Living/Dining Room
- Garden
- EPC: C
- Garage In Block
- Council Tax: C
- 990+ Lease Length
- Leasehold: £5

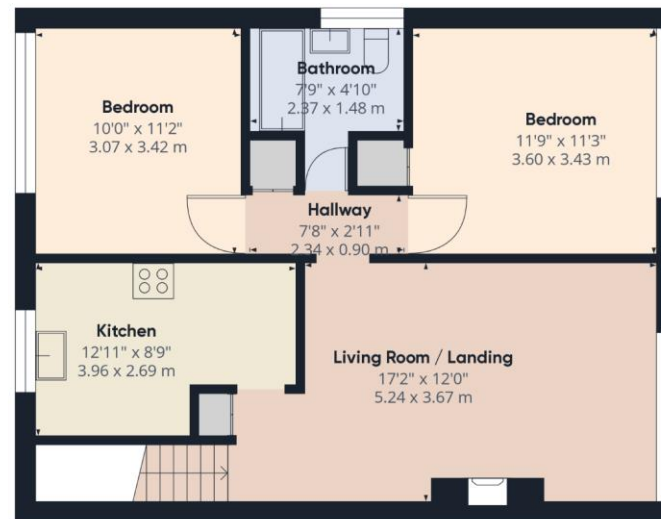


# Floorplan



Approximate total area<sup>01</sup>  
705.19 ft<sup>2</sup>  
65.51 m<sup>2</sup>

Ground Floor



Floor 1

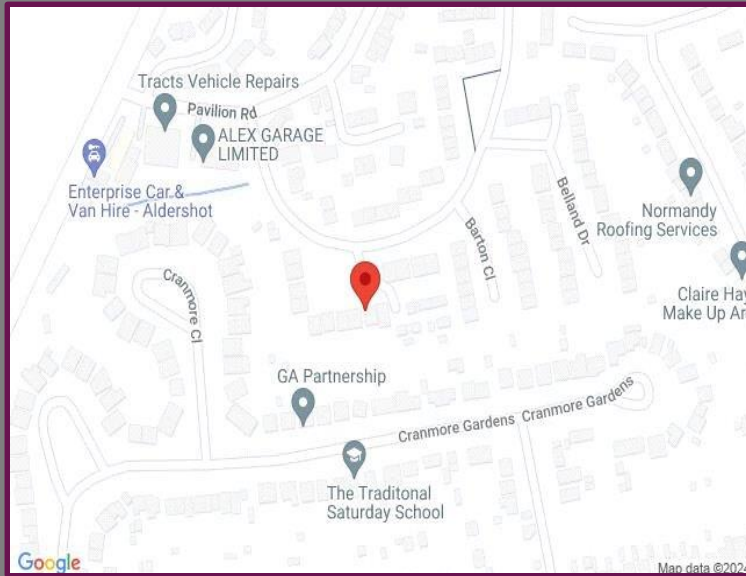
Excluding balconies and terraces

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

GIRAFFE 360

# Location

Conveniently situated, this maisonette is within close proximity to local amenities, schools, and transport links, ensuring quick and easy access to the surrounding areas. Further to this there is ample parking outside the property and a garage in a block.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	76
(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	

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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