

Bourne

ESTATE AGENTS



Wellesley Close, Ash Vale, Aldershot, Surrey, GU12 5SW

Asking Price £175,000

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****NO ONWARD CHAIN****

First-floor one-bedroom maisonette which offers a delightful living space in a sought-after location. The well-designed layout includes a comfortable bedroom, a tastefully appointed bathroom, and a thoughtfully equipped kitchen. The property features a convenient utility cupboard, adding to the practicality of daily living.

Adding to its appeal, this maisonette comes with the added convenience of a separate garage, providing additional storage space. With a perfect blend of functionality and comfort, this property is ideal for individuals or couples seeking a welcoming home in a desirable neighbourhood.

Leasehold:

Pets allowed: Cats and dogs only

Annual Service Charges: £290 maintenance charge

Service Charge Review Period: Annually

Ground Rent: Peppercorn. £173 paid for Annual Building Ins 2023

Years Remaining on Lease: 200 years from July 2022

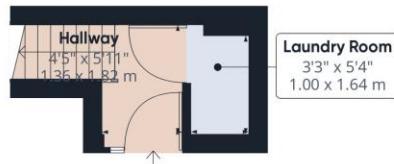
- Maisonette
- Utility Cupboard
- Bathroom
- Kitchen
- Open Plan living/dining Room
- Great For Commuters
- Well Positioned For Local

Amenities

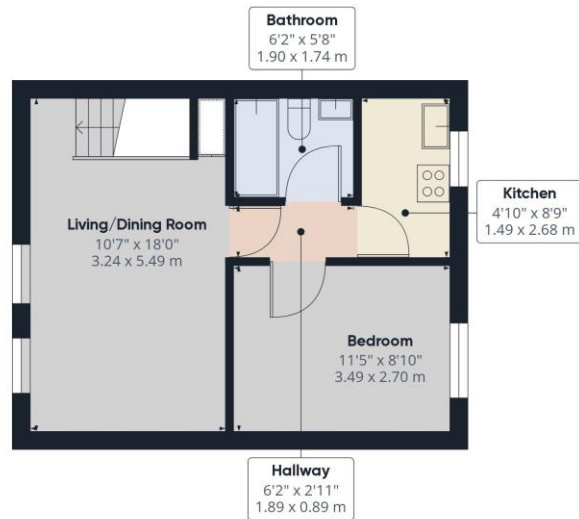
- No Onward Chain
- Council Tax Band B



Floorplan



Ground Floor



Floor 1

Approximate total area⁽¹⁾
453.23 ft²
42.11 m²

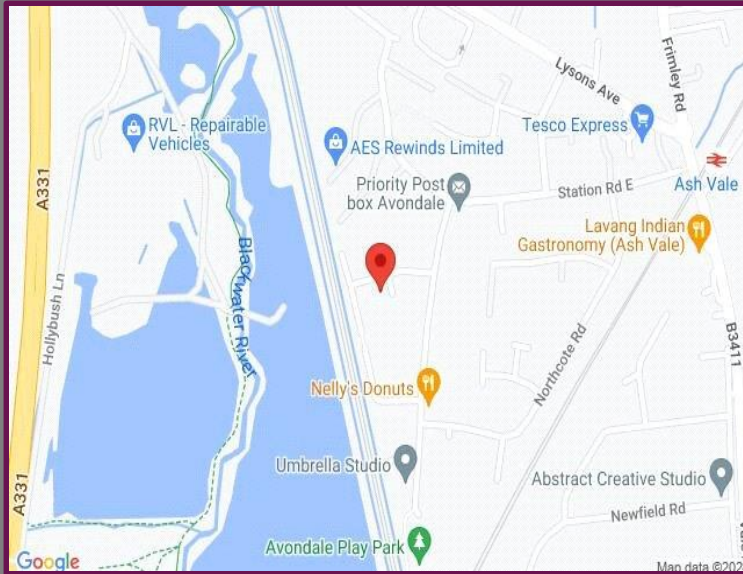
(1) Excluding balconies and terraces

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

GIRAFFE360

Location

Positioned within a popular neighbourhood, this maisonette offers easy access to local amenities, schools, and transportation, ensuring a lifestyle of convenience.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	50	
(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...

ASH VALE: 244 Shawfield Road, Ash Vale, Surrey, GU12 5DJ

Tel: 01252 560838 | Email: ashvalesales@bourneestateagents.com

Web: www.Bourneestateagents.com