

# 51 Aspen Grove Aldershot, GU12 4EX



## £170,000 Leasehold



- Two bedroom ground floor apartment
- No Onward Chain
- Allocated Parking
- In need of some updating
- Potential Rental Income of £1100pcm

- Recently Re-decorated
- Ideal First Time / Investment Purchase
- Communal Grass areas
- Lease will be extended on completion of a sale (contact us for details)



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# Summary

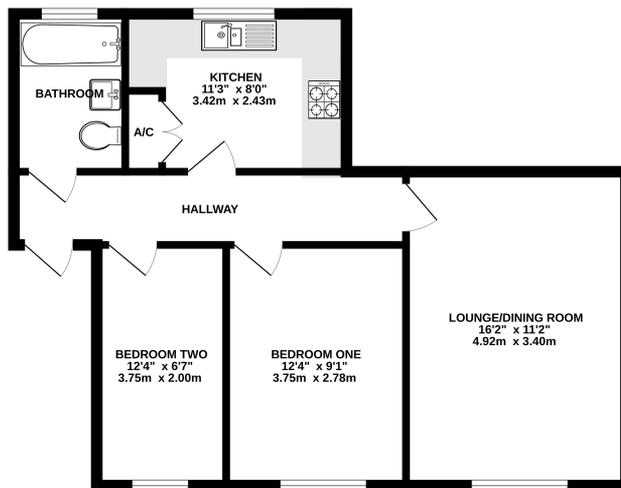
This ground floor two bedroom apartment, having been re-decorated throughout and in need of some updating, is an ideal first time or investment purchase with no onward chain. The accommodation consists of a lounge/dining room, kitchen and bathroom. The property has storage heating and sealed unit double glazing. Outside there is a parking space close to the apartment and some grassed communal areas.

**Location:** The popular Aspen Grove Development is conveniently situated on the outskirts of Aldershot town centre with its railway station and comprehensive range of shopping facilities. There are good road links with access to the A331 close by, giving access to the Hogs Back and Guildford together with Farnborough, Camberley and the M3 motorway.

**EPC Rating:** C | **Council Tax Band B:** 1,721.09 (2025/26) | **Service charge:** £1,819.08 per annum (2023/24) | **Ground Rent:** £150 per annum | **Lease:** 99 years from 24 June 2002 (77 years left) | Lease will be extended on completion of a sale **\*\*\*FOR FURTHER INFORMATION REGARDING THE LEASE EXTENSION PLEASE CONTACT US ON 01252 838899 \*\*\***



GROUND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 582 sq.ft. (54.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any mis-precision or error contained. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	79
(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	

These particulars have been produced in good faith and are believed to be materially correct and fair, though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.