



TOTAL FLOOR AREA : 381 sq.ft. (35.4 sq.m.) approx.

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PROPERTY MISDESCRIPTIONS ACT 1991  
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



## Flat 21 New Poplars Court Ash Street

Ash, Aldershot, Hampshire GU12 6LH

£195,000 Leasehold

Offered for sale with no onward chain is this one apartment which is conveniently located on the fringes of Ash Green just a short walk to Ash Train Station providing routes to London Waterloo in 54 mins, Guildford 9 mins and Woking 26 mins, and road links that include the A331, A31, M3 and A3. Accommodation comprises entrance hall, living room, kitchen, bathroom. Features to note include door entry system, replacement combination boiler, well kept communal grounds, allocated and visitor parking. Energy Efficiency Rating 'C'



## GROUND FLOOR

### COMMUNAL ENTRANCE

Door phone entry system, stairs to upper floors, communal lighting.

## SECOND FLOOR

### ENTRANCE HALL

Side aspect door giving access, doors to living room, bedroom and bathroom, built in storage cupboard, telephone connection point, textured ceiling with coving.

### LIVING ROOM

15' 7" x 10' 9" (4.75m x 3.28m) max into bay. Rear aspect upvc double glazed bay window, radiator, wall mounted entry phone system, television aerial point, telephone connection point, archway to kitchen, textured ceiling with coving.

### KITCHEN

7' 1" x 5' 2" (2.16m x 1.57m) Matching range of eye and base level units incorporating roll edge work surfaces with inset single bowl single drainer sink unit with mixer tap. Built in four ring gas hob with electric oven below, extractor hood, plumbing and space for washing machine, space for upright fridge/freezer, part tiled walls, tiled floor, textured ceiling.

### BEDROOM

12' 1" x 10' 1" (3.68m x 3.07m) max into bay. Rear aspect upvc double glazed bay window, radiator, cupboard housing replacement combination boiler, built in double wardrobe with hanging rail and shelving, textured ceiling with coving.

### BATHROOM

Three piece suite comprising low level wc, pedestal mounted wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower attachment, fitted screen, part tiled walls, chrome heated towel rail, tiled floor, textured ceiling with extractor fan.

## OUTSIDE

### COMMUNAL GROUNDS AND PARKING

The grounds are very well kept with areas of lawn, shrubs and mature trees, allocated parking with visitor parking bays.

## AGENTS NOTE

Whilst these particulars have been prepared in good faith you should be advised that they in no way form any part of a contract be it verbal or written. Billingham Martin have not tested any appliances or services. All the information included is purely for guidance purposes only. Floor plans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

We have been advised by the seller of the following lease information:

Lease: 140 years remaining.

Ground Rent: £200 p/a

Service Charge: £587.19 p/a

