



OFFERS OVER
£20,000
Kingsley Court
Aldershot, GU11 1HZ

PROPERTY SUMMARY

Situated in the local town centre and within walking distance of the mainline station, local shops and other amenities. This retirement apartment consists of a kitchen, a bathroom with separate shower and bath a good size double bedroom and a spacious living room overlooking the communal gardens. Facilities on this McCarthy & Stone built development include a communal restaurant, lifts to all floors, sitting room and laundry room. The flat also benefits from 24 hour emergency call service and on site manager.





HALLWAY

BATHROOM

BEDROOM 14' 02" x 11' 09" (4.32m x 3.58m)

RECEPTION ROOM 12' 11" x 18' 8" (3.94m x 5.69m)

KITCHEN 10' 11" x 5' 10" (3.33m x 1.78m)

LEASE INFORMATION

Freeholder/Managing Agent: First Port Retirement Property Services LTD

Balance of lease: 108 years remaining from 01/02/2023

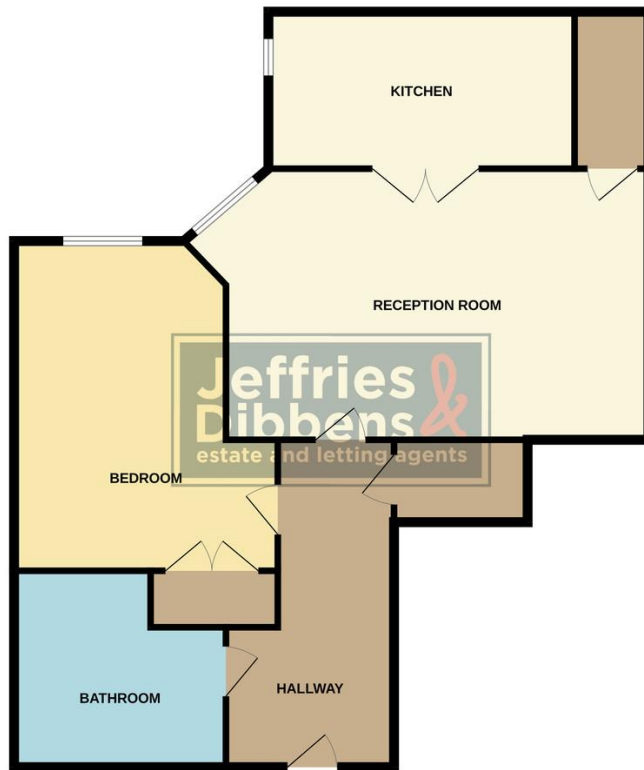
Ground Rent: £405 per annum

Assisted Living Charge: £8,876.74 for the year 01/09/2023 – 31/08/2024

Ground rent review date: 1st September 2030

AGENTS NOTE Please note that the photos being used for advertising are not up to date so an internal viewing is highly recommended.





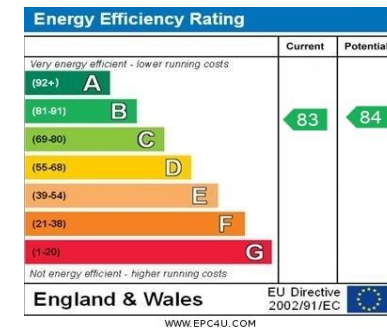
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
Rushmoor Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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