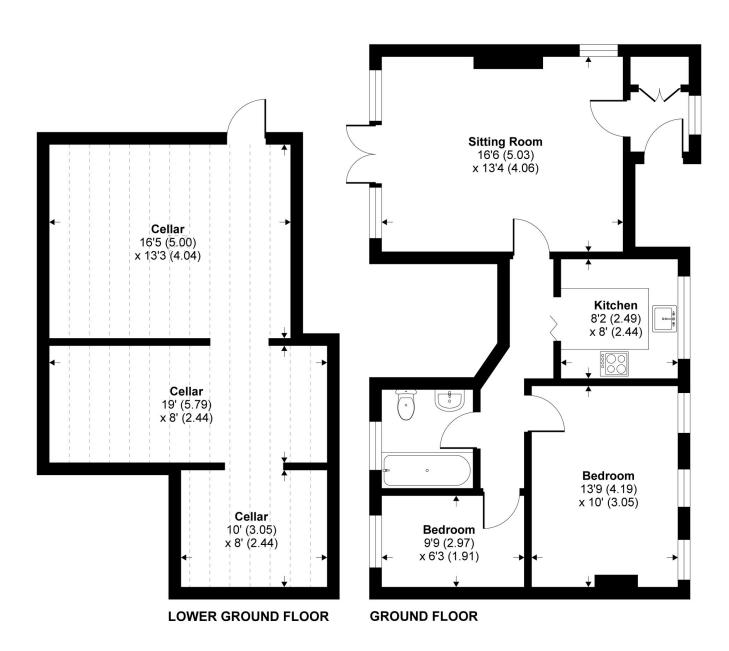
Denotes restricted head height

Lansdowne Road, Aldershot, GU11

Approximate Area = 631 sq ft / 58.6 sq m (includes garage)
Limited Use Area(s) = 463 sq ft / 43 sq m
Total = 1094 sq ft / 101.6 sq m



For identification only - Not to scale



Tel 01252 733042 Email Farnham@winkworth.co.uk 99 West Street, Farnham, GU9 7EN









Lansdowne Road, Aldershot, GU11

Guide Price £285,000

This ground floor apartment, within this charming Voysey style Grade II listed building, has recently been modernised throughout and comes to the market with no chain.

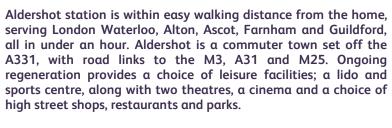
Tel 01252 733042 Email Farnham@winkworth.co.uk 99 West Street, Farnham, GU9 7EN











LOCAL AUTHORITY

Rushmoor Borough Council, Aldershot

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars

ACCOMMODATION

Recently modernised

Ground floor

Two double bedrooms

Voysey style Grade II listed building

Character property

No chain

Large cellar

Walking distance to Aldershot station





Energy Efficiency Rating Current Potential Very energy efficient - lower running costs (92+) A (81-91) B (69-80) G (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/FC

DESCRIPTION

The charming building was originally built circa 1910 and designed by architect Dan Gibson and features asymmetrical facades with simple traditional details.

The property comprises large and inviting entrance porch way, entrance hallway, dual aspect sitting room with original fireplace and patio doors to balcony, newly fitted modern kitchen, principal double bedroom, single bedroom and family bathroom. There is a large cellar on the lower ground floor.

Outside there is a private south facing balcony, communal gardens and residents parking.

LOCATION

This property is situated on a sought-after road within Cargate Conservation Area, within close proximity to Municipal Gardens and a short walk to the town centre.