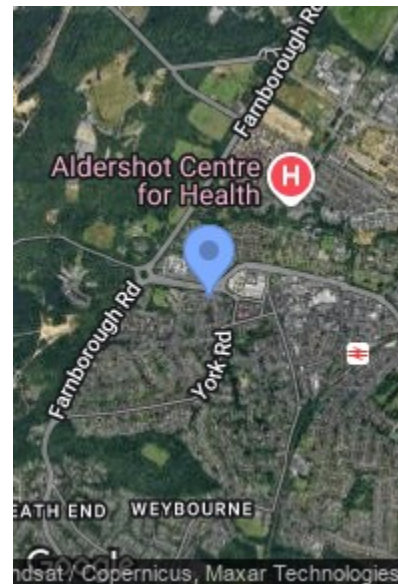


ALEXANDRA ROAD, ALDERSHOT GU11
OFFERS IN EXCESS OF £120,000

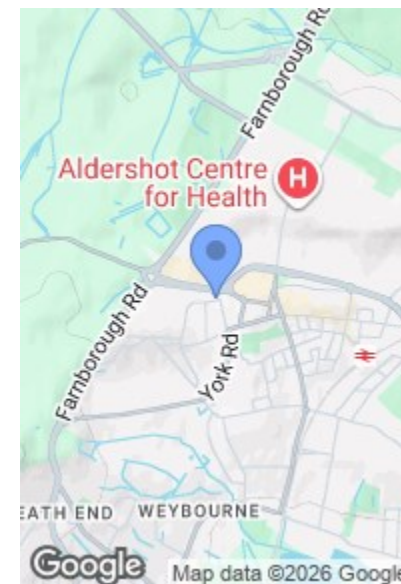
ROAD MAP



HYBRID MAP



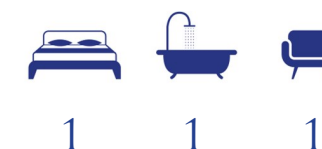
TERRAIN MAP



Camberley 01276 539111
Email: enquiries@knightsproperty.com
54 Obelisk Way, Camberley, Surrey GU15 3SG
www.knightsproperty.com



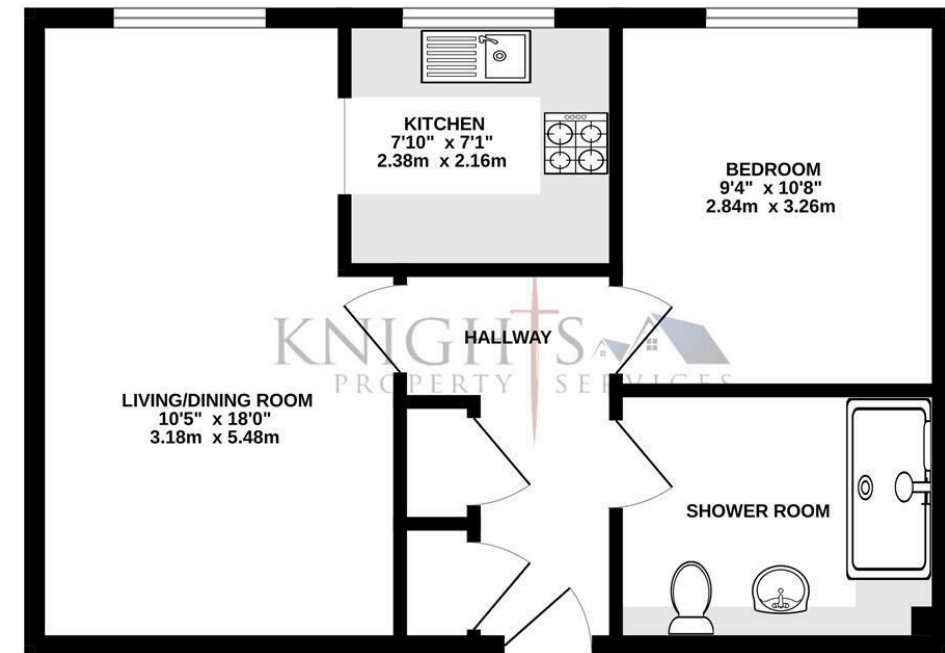
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		67	76
		EU Directive 2002/91/EC	





FLOORPLAN

FIRST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



MAIN FEATURES

- Exclusively For Over 55s
- No Onward Chain
- First Floor Apartment
- One Double Bedroom
- Loft Access
- Residents Parking
- Well Maintained Communal Grounds
- Great Facilities
- Close To Aldershot Town Centre

FULL DETAILS

Hallway

Enter via door, storage cupboards and carpet flooring.

communal areas/grounds. Knights Property Services can not be held liable for any inaccuracy as we are relying on third party information.

Living/Dining Room

Electric feature fireplace and new carpet flooring.

Council Tax

Band C.

Kitchen

Range of base and eye level units, four ring electric hob, extractor fan, oven and space for; washing machine. Partly tiled walls.

Bedroom

Double bedroom, wardrobe and new carpet flooring.

Shower Room

Shower, wash hand basin, low level WC, vanity mirror and tiled walls.

Lease Information

We have been advised by the current owner that there is approximately 102 years remaining on the lease. The current charge is approximately £690 per month. This includes ground rent, phone, electricity, the red button function, water and

TOTAL FLOOR AREA: 494 sq.ft. (45.9 sq.m.) approx.
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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ALEXANDRA ROAD, ALDERSHOT GU11

KNIGHTS PROPERTY SERVICES ****NO ONWARD CHAIN**EXCLUSIVELY FOR OVER 55s**** For sale is this first floor apartment in the managed over 55s development of Beaumont Village. The property, which is within walking distance of the town centre, comprising; spacious living/dining room, kitchen, one double bedroom and shower room. There is a dedicated team of professionals on-hand to offer care and support, give villagers complete peace of mind. Tailored packages are available to suit each individual's requirements including 24-hour care. In 'The Village' itself, there is an indoor 'street' that is a centre point, designed for social and leisure activities and as a convivial meeting place for the villagers. There is a sitting area, dining room, guest rooms and laundry. Externally the landscaped gardens provide a relaxing environment for a stroll or for just sitting and enjoying the ambience. There is also residents parking.