



## Flat 5, 35 Manor Road, Aldershot, Hampshire, GU11 3DG

A well-presented second-floor apartment arranged over two levels, offering two generous double bedrooms, a fitted kitchen, and a modern four-piece bathroom and separate Lounge.

The property also benefits from a versatile bonus room, ideal as a home office or additional storage space.

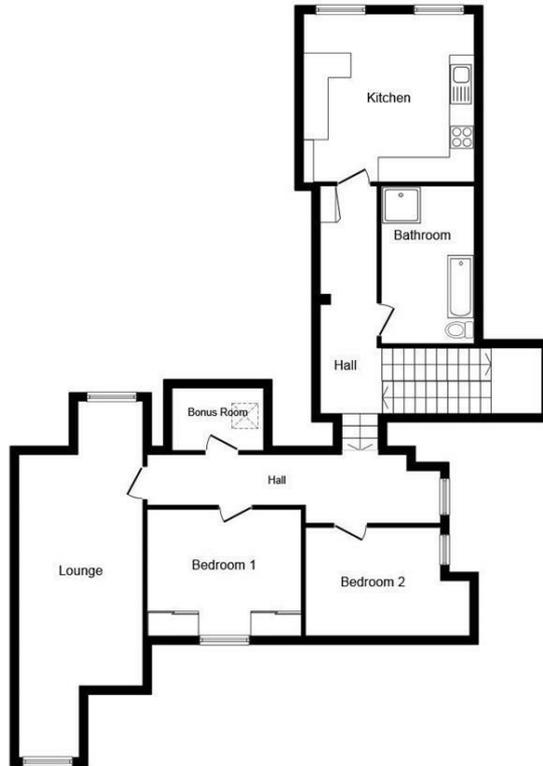
Further features include allocated parking for one vehicle, gas central heating and a convenient location within walking distance of Aldershot town centre and the train station.

Available mid April.

Call our office for further details!

**£1,250 PCM**

- Second Floor
- Two Double Bedrooms
- Bonus Room
- Gas Central Heating
- Parking Available
- Close To Train Station
- Near Town Centre
- 5 Weeks' Deposit £1442.30
- Council Tax Band B
- EPC Energy Rating Band (C) 74



## Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	