



## 57 Kingsley Court Windsor Way

Aldershot, GU11 1HZ

£1,300 Per Calendar Month

Please note this development is for the over 65's only.

Located in Aldershot, this charming 2 bedroom apartment offers a unique living space, featuring a distinctive turret within the lounge. The Apartment is cleaned internally once a week by the Management Company. Residents enjoy daily tea, coffee and biscuits and, the expert services of a very well regarded in-house Manager and 24/7 staff presence. The development itself boasts a large light & airy communal sitting area, substantial laundry room and beautifully maintained communal grounds.

Additionally, there's a highly regarded & competitively priced Restaurant on site.

The apartment offers excellent transport links with easy access to the M3 and A3, while the mainline station provides direct trains to London Waterloo in under an hour. The town features a rich military history, a variety of leisure facilities including a lido, sports centre, two theatres, a cinema, and a selection of high street shops, restaurants, and parks. This property presents a fantastic opportunity for comfortable and convenient living.

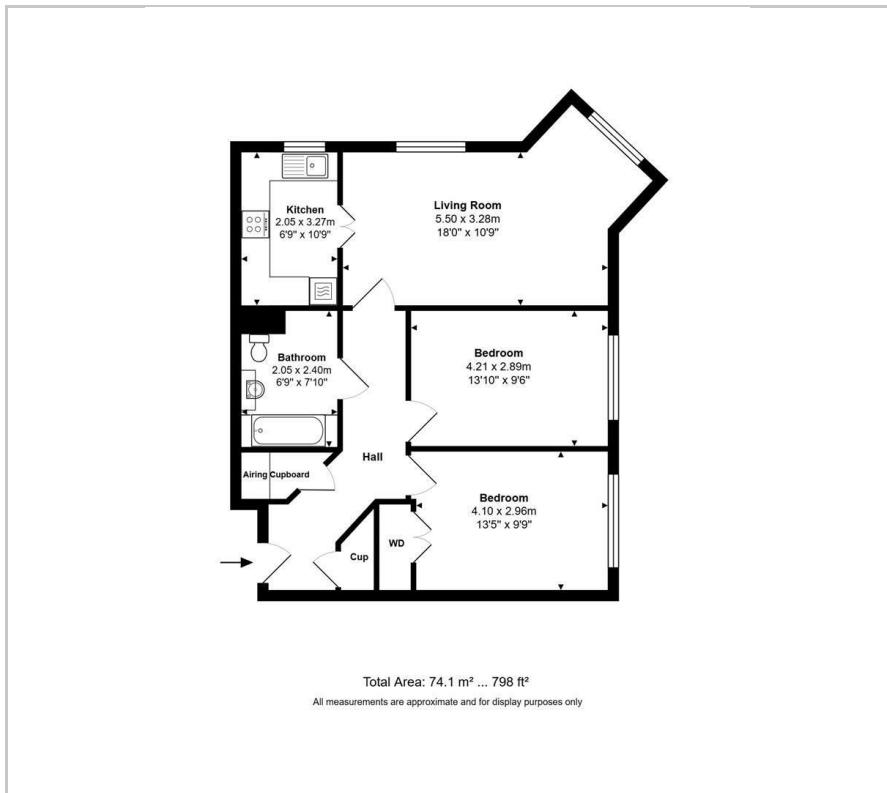
- 2 Double Bedrooms
- Retirement Property - Over 65's only
- Fully equipped Kitchen
- Tiled Wet Room with Shower and Bath
- Very Close to Train Station
- Centrally located
- Available Now!!
- Five Weeks' Deposit £1500.00
- Council Tx Band C
- EPC Rating C (76)

### Viewing

Please contact our Fosters Lettings Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan

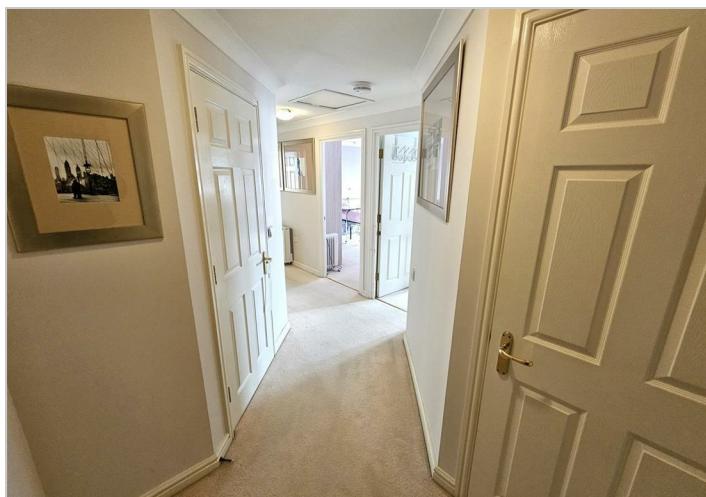


## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                                 |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very energy efficient - lower running costs<br>(A2 plus) | A       |           |
| (B1-B1)  | B       |           |
| (B9-80)  | C       | 76        |
| (55-68)  | D       | 79        |
| (39-54)  | E       |           |
| (21-38)  | F       |           |
| (1-20)   | G       |           |
| Not energy efficient - higher running costs              |         |           |
| EU Directive 2002/91/EC                                  |         |           |
| England & Wales  |         |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.