



## 12 Kingsley Court Windsor Way

Aldershot, GU11 1HZ

Asking Price £20,000

This well-presented one-bedroom ground floor apartment offers a bright and airy living environment and has been carefully maintained throughout. A particular feature of the property is the charming turret-style lounge, providing a distinctive and attractive living space.

The service charge includes a weekly internal cleaning service, access to a highly regarded on-site manager, and complimentary daily tea, coffee, and biscuits. Residents also benefit from a spacious communal lounge, a large laundry room, beautifully kept grounds, and an excellent on-site restaurant offering great value.

Ideally positioned with convenient access to the M3 and A3, the apartment is also within easy reach of the mainline railway station, providing direct services to London Waterloo in under an hour. The town offers a wide selection of shops, restaurants, leisure facilities, and green spaces, making this an outstanding opportunity for comfortable, secure, and convenient living.

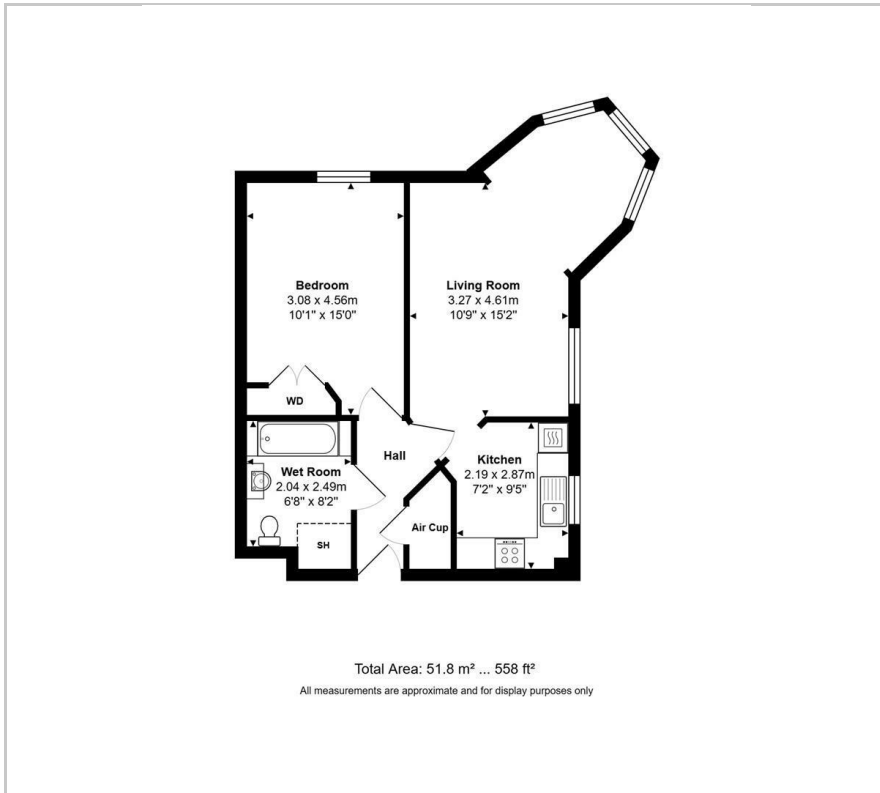
- Over 65's only!
- Ground Floor Retirement Flat.
- Corner flat with additional space to the Turret
- Laundry room and on site restaurant.
- Must be viewed.
- Lease 106 Years
- Ground Rent £405 pa
- Service Charge £8110 pa
- Council Tax Band (c) 80
- EPC Energy Rating Band C 82

### Viewing

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



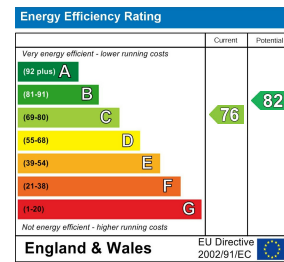
## Floor Plan



## Area Map



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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