



3 Kingsley Court Windsor Way

Aldershot, GU11 1HZ

Offers Around £15,000

Situated on the ground floor, this larger than average retirement Apartment incorporates a distinctive Turret in the Living Room thus creating a spacious living space, the property has been redecorated throughout and also offers no onward chain.

This property comes complete with a modern fitted Kitchen and integrated appliances, a large Living/Dining Room, a double Bedroom with built-in wardrobe, a fully tiled Bath/wet-room with non-slip floor and UPVC double glazed windows throughout. As part of the service charges, 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 are all included. 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.

About Aldershot :

Offering great commuter links including easy access to the M3 and A3, combined with the train station which serves London Waterloo in under an hour, Aldershot is in a great location. The town centre is well located and offers a rich history that can be noted around the areas as well as a choice of leisure facilities including a lido and sports centre, along with two theatres, a cinema and a choice of high street shops, restaurants and parks.

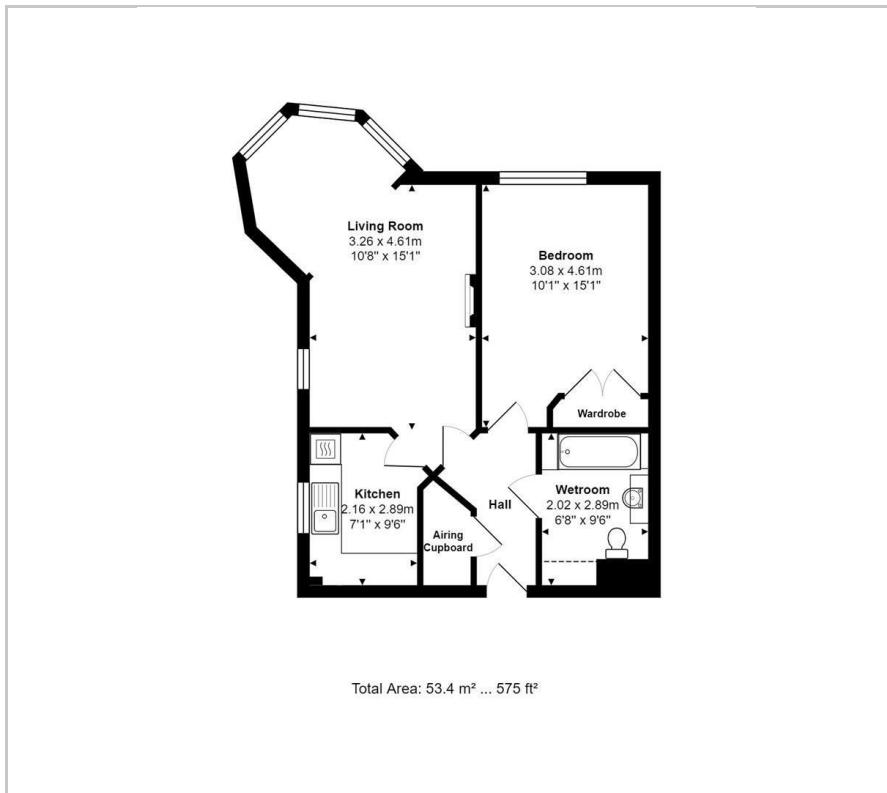
- Over 65's only!
- Ground Floor Retirement Flat.
- Unique Turret feature!
- Laundry room and on site restaurant.
- Must be viewed.
- Lease 106 Years.
- Ground Rent £405 pa.
- Service Charge £8,110 pa.
- Council Tax Band (b) 81.
- EPC Energy Rating Band C.

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

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



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