



11 Campbell Fields

Aldershot, GU11 3TY

£250,000

A well-presented two double bedroom first floor apartment situated within the popular and sought after Campbell Fields development, ideally positioned close to Manor Park and within easy walking distance of Aldershot town centre and mainline railway station.

Offering well proportioned accommodation throughout, the property comprises a welcoming entrance hall, spacious living room, fitted kitchen, two generous double bedrooms, en-suite shower room to the principal bedroom and a separate family bathroom. The master bedroom further benefits from access to a private balcony, providing a pleasant outdoor space and an ideal spot to relax.

The property also benefits from gas central heating, double glazing and one allocated parking space, providing convenient and practical living.

Campbell Fields is an established and popular residential development, ideally located on the edge of Aldershot town centre and close to the open green space of Manor Park. The location is particularly appealing to commuters, with Aldershot mainline station within approximately a 7-10 minute walk, offering direct services towards London Waterloo.

With local shops, amenities, leisure facilities and transport links all within easy reach, this is an excellent opportunity for first-time buyers and investors.

- Two double bedrooms
- En suite to master bedroom
- Private balcony
- Popular Campbell Fields development
- One allocated parking space
- Walking distance to Aldershot railway station
- Council tax band C
- Service charge £1709 per annum
- Zero Ground Rent
- EPC rating B (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.



2



2



1



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