



## 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.

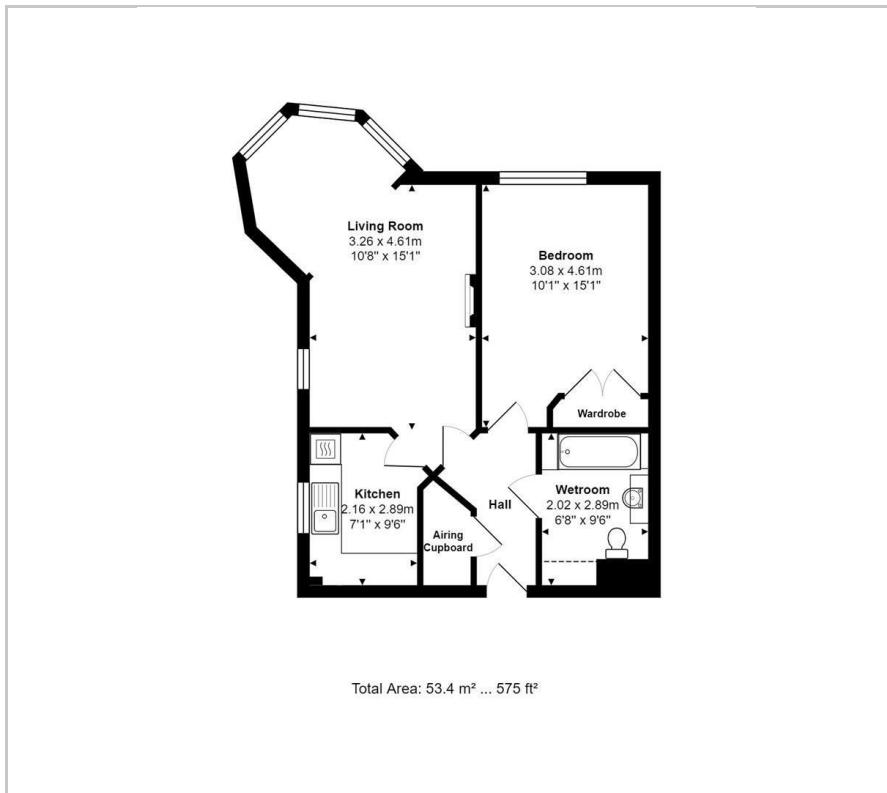
- Over 65's only!
- Ground Floor Retirement Flat.
- Unique Turret feature!
- Laundry room and on site restaurant.
- Must be viewed.
- Lease 106 Years.
- Ground Rent £405 pa.
- Service Charge £8,110 pa.
- Council Tax Band (b) 81.
- EPC Energy Rating Band C.

### 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			
England & Wales		81	81
EU Directive 2002/91/EC			



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