



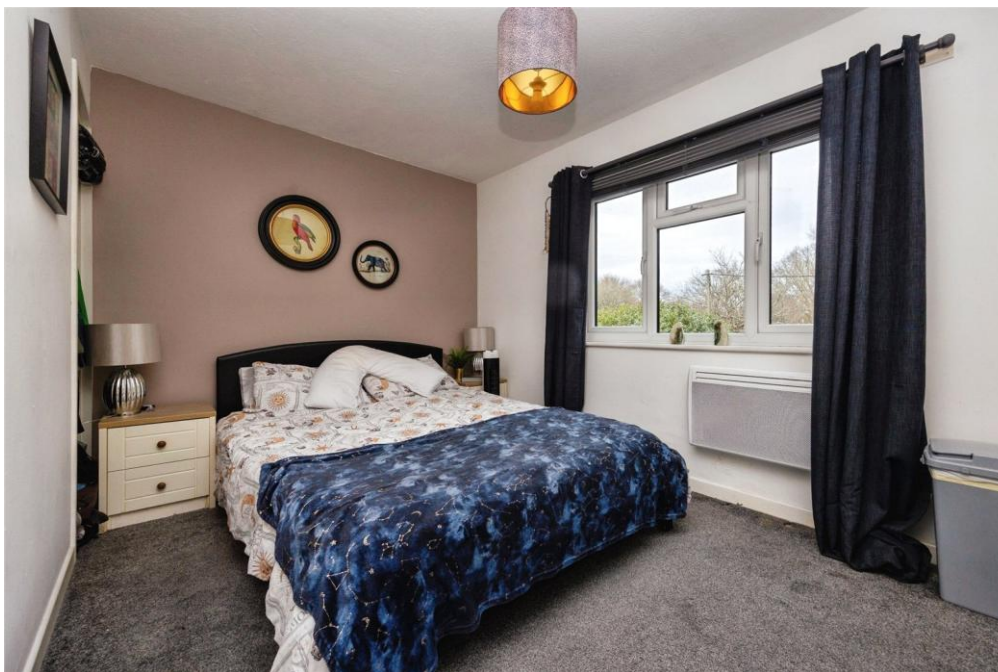
EPC: D

**South Road, Ash Vale,**  
Asking Price: £165,000

**Gascoigne-Pees**



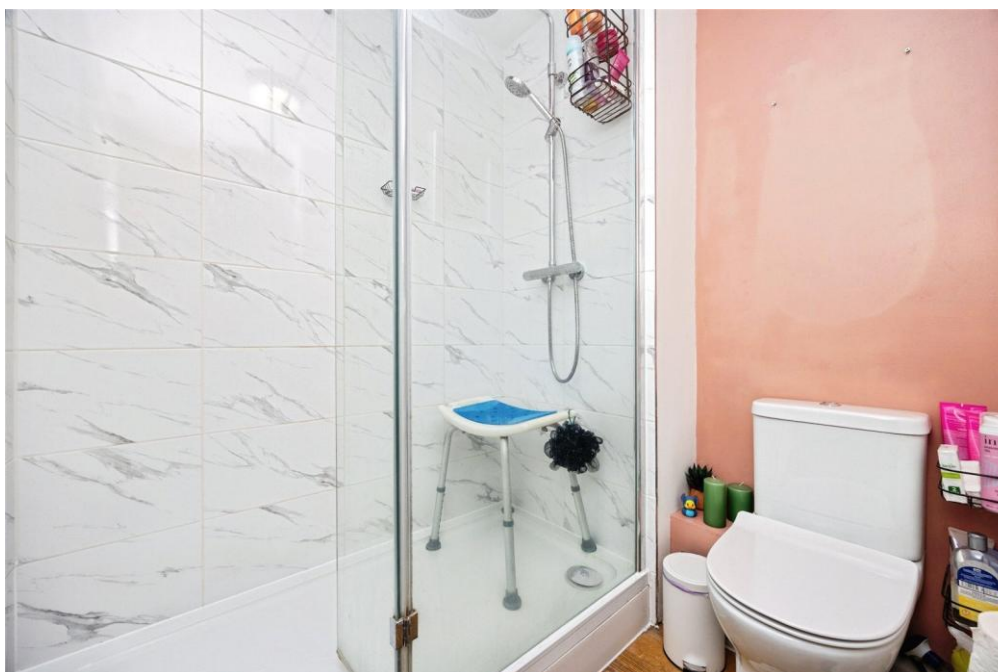
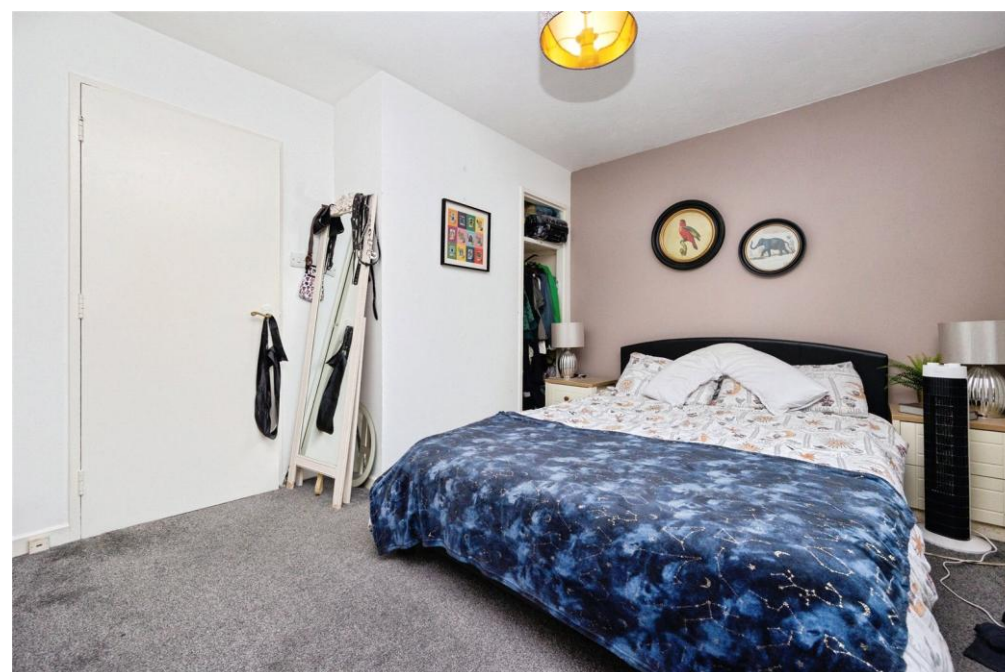


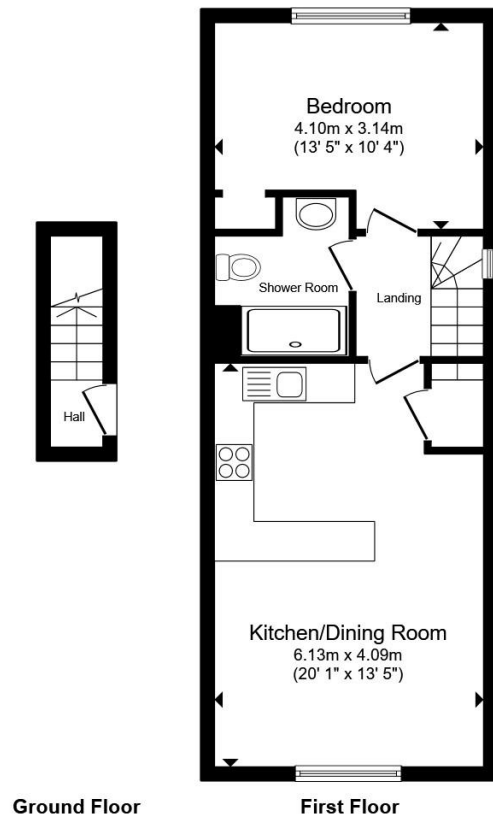


An ideal one bedroom 1st floor maisonette with communal garden and allocated parking for one vehicle.

Situated on a popular residential development the property sits within reach of larger neighbouring towns of Farnborough, Aldershot and Farnham, with access to Guildford within a 20 min drive. Pleasant walks can be enjoyed with Lakeside nature reserve nearby and access to Ash vale train station.

The property has seen improvements made by the current owner and features an open plan kitchen / living space, with fitted units and integrated oven, electric hob and extractor fan. There is also space for a free-standing fridge freezer and washing machine. The principle bedroom measures at 13'6 x 10'4 and is serviced by the refitted three-piece bathroom suite. Externally there is a rear communal garden and an allocated parking space with ample visitors spaces. Other benefits of this property include modern electric convection heaters, double glazing and a reasonable service charge of £70 pcm with no ground rent.





Total floor area 48.8 m<sup>2</sup> (525 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by [www.propertybox.io](http://www.propertybox.io)

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Council Tax Band: **TBC**

Tenure: **Leasehold**

Service Charge: **£840**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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