



## 1 bed retirement property to buy in GU11

Windsor Way, Aldershot, Hampshire,  
GU11 1HZ

**£5,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ Over 65's Retirement Flat
- ✓ One Bedroom Apartment
- ✓ Residents Parking
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

This exclusive over 65's second floor property comes complete with a modern fitted Kitchen and integrated appliances, a large Living/Dining Room, a double Bedroom, 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.

The property is situated on a residential road close to local shops and amenities. The open spaces of Manor Park are within easy reach. Transport links are provided by Aldershot rail station.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 106

Annual Ground Rent Amount: £405.00

Annual Service Charge Amount: £8,406.00

Price: Starting Bid £5,000

Property Type: Retirement property

Parking: Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Level access, Lift access, Wet room

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Windsor Way, Aldershot, Hampshire, GU11 1HZ

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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