





#### Key Features:

- Built in just 2019
- Notably presented top floor apartment
- Two double bedrooms
- Substantial open plan kitchen/living/dining space
- Contemporary kitchen
- Modern en suite shower and bathroom
- Tandem carport parking
- To overlook green space
- Walking distance of The Wellington Statue and Dukes Wood
- Ideal for first time buyers and investors



#### The Property

Built in just 2019, this top floor apartment is to feature views overlooking green space. Remarkably presented, it offers contemporary styles throughout, offering light neutral decor and including fresh carpets. Substantial open plan living provides notable entertaining space, extending in excess of 22ft, with a double aspect living/dining room open to the modern kitchen. Two double bedrooms feature a master with a modern, monochrome style en suite shower, whilst there is a similarly styled modern bathroom.

## **The Grounds**

Green space is to feature opposite the property, whilst a tandem carport gives enough allocated parking space for two average sized cars. Security is also provided with a video phone entry system.

## **Location**

This apartment is within approximately 10 minutes' walk from the Wellington Statue and about 15 minutes' walk from Dukes Wood. Wellesley is a modern village, offering 110 acres of interconnecting woodland with canal-side walks and lakes, ideal for family leisure. Good commuting is provided, with major road links leading to the M3 and M25, serving Guildford, Farnham, Woking and Farnborough. Nearby, Aldershot station serves London Waterloo, Alton, Ascot and Guildford, all in under an hour. Ongoing regeneration provides a choice of leisure facilities; including a cinema, high street shops, restaurants and parks.

## **Agent's Comment**

"A superbly spacious top floor apartment with allocated parking, perfect for first time buyers or investors, available on the new Wellesley estate."

## **Agent's Note**

This property benefits from a long lease with 997 years remaining, with a service charge and ground rent to be confirmed. All details should be verified by the purchasing solicitor prior to the exchange of contracts.

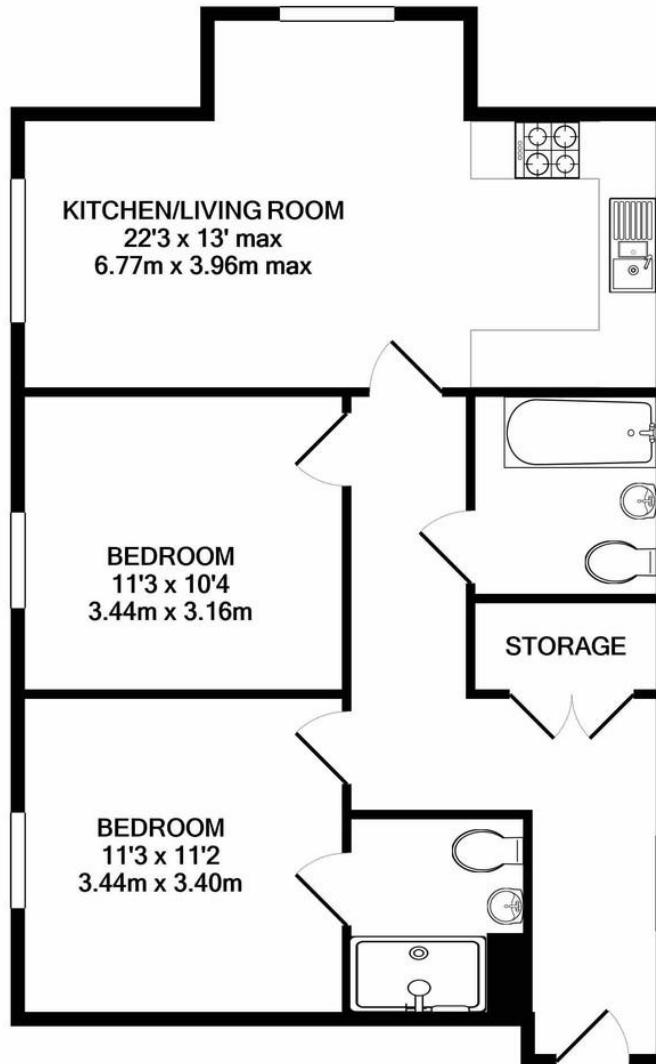
## **Recent Trustpilot Review**

"I fully endorse Mackenzie Smith Aldershot branch. I'd like to say thanks to Ali, who was very supportive on a number of occasions!"

## **Energy Efficiency Rating**

Current: B | Potential: B





TOTAL APPROX. FLOOR AREA 724 SQ.FT. (67.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2021



122 Victoria Road, Aldershot,  
Hampshire, GU11 1JX

[www.mackenziesmith.co.uk](http://www.mackenziesmith.co.uk)  
aldershot@mackenziesmith.co.uk  
01252 983730

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

