

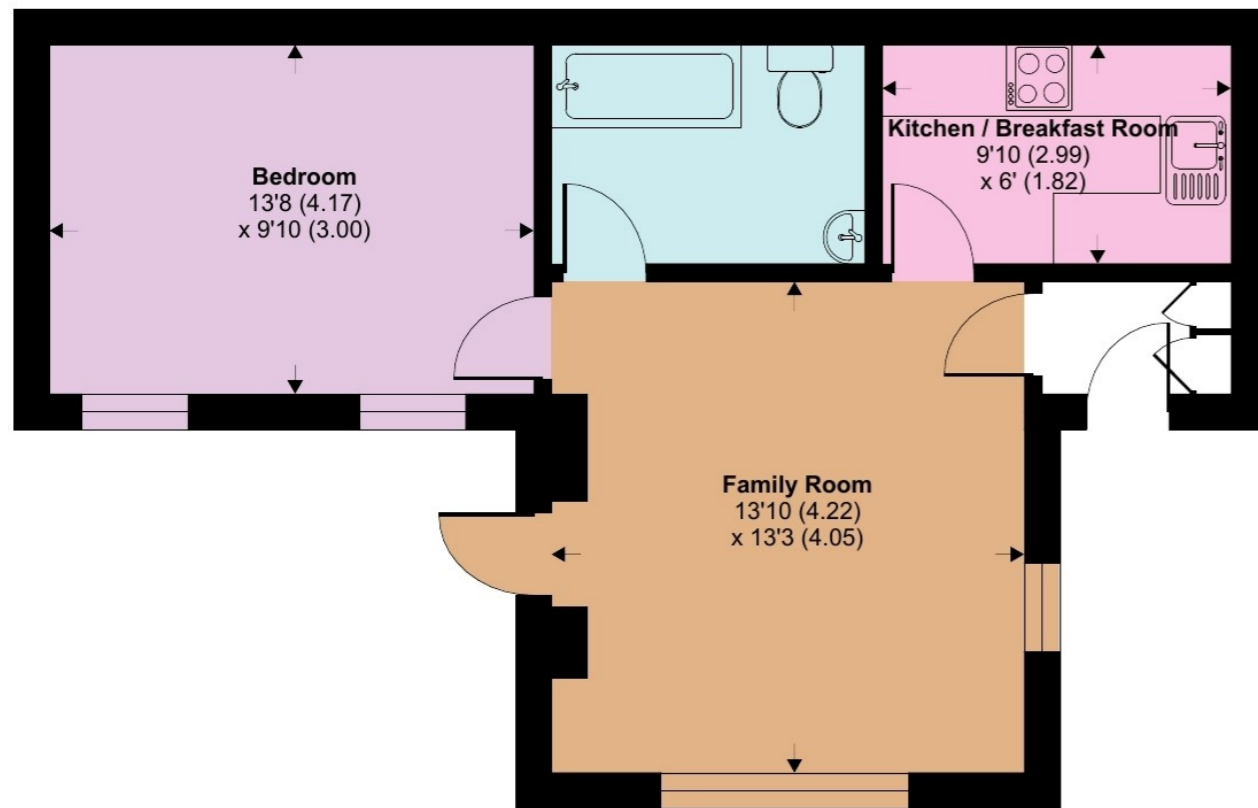
# Lansdowne Road, GU11

Approximate Area = 470 sq ft / 43.7 sq m

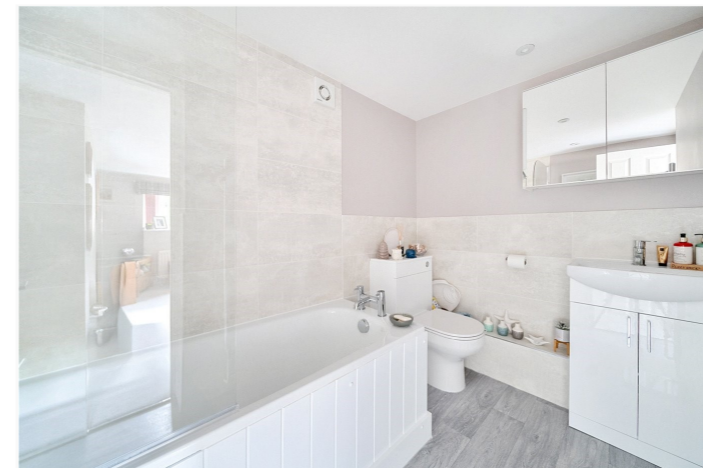
Store = 84 sq ft / 7.8 sq m

Total = 554 sq ft / 51.5 sq m

For identification only - Not to scale



**GROUND FLOOR**



## LANSDOWNE ROAD, ALDERSHOT, HAMPSHIRE, GU11

Guide Price £235,000

A recently renovated ground floor apartment with private patio garden, set within this charming Voysey style Grade II listed building.

Tel 01252 733042  
Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
99 West Street, Farnham, GU9 7EN

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**ACCOMMODATION**

- Charming ground floor apartment
- Recently refurbished
- Share of Freehold
- Private entrance
- Private south facing patio
- Voysey style Grade II listed building
- Communal gardens
- Walking distance to Aldershot station

**DESCRIPTION**

This charming building was originally built circa 1910 and designed by architect Dan Gibson and features asymmetrical facades with simple traditional details.

This recently refurbished ground floor apartment comprises of its own private entrance leading into an inviting porch way with built in cupboards, a large triple aspect sitting/dining room with patio door to a private patio, kitchen with breakfast bar, newly fitted bathroom and large double bedroom.

Outside there is a private south east facing patio, communal gardens, residents and visitors parking.

962 years remaining on the lease  
 £720 per annum service charge



**LOCATION**

This property is situated on a sought after road within Cargate Conservation Area, within close proximity to Municipal Gardens and a short walk to the town centre. Aldershot station is within easy walking distance from the home, serving London Waterloo, Alton, Ascot, Farnham and Guildford, all in under an hour. Aldershot is a commuter town set off the A331, with road links to the M3, A31 and M25. Ongoing regeneration provides a choice of leisure facilities; a lido and sports centre, along with two theatres, a cinema and a choice of high street shops, restaurants and parks.

**LOCAL AUTHORITY**

Rushmoor Borough Council, Aldershot I Council Tax Band B

**DISCLAIMER**

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.