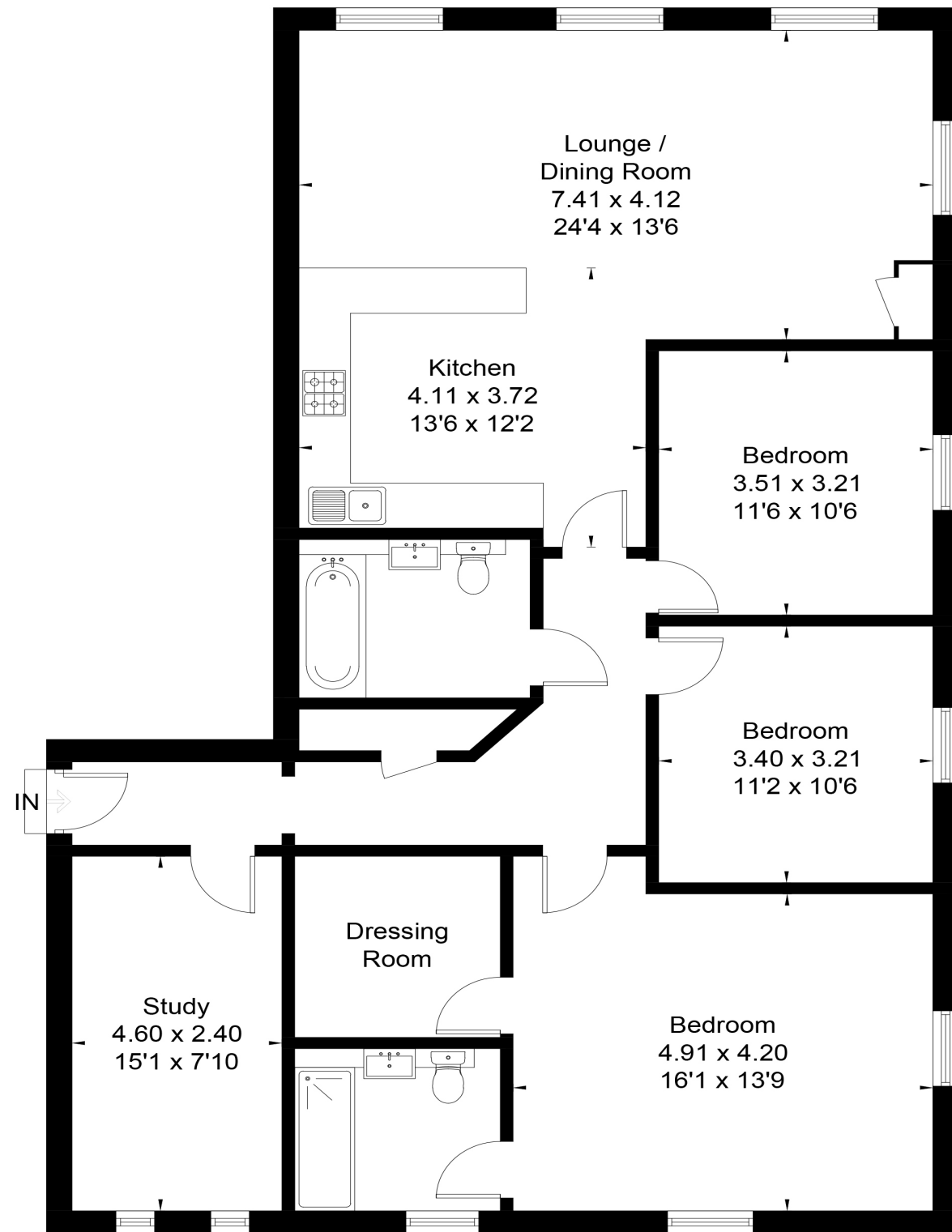


Approximate Floor Area = 129.8 sq m / 1397 sq ft



Drawn for illustration and identification purposes only by fourwalls-group.com 324130



## McCarthy Crescent, Aldershot, Hampshire, GU11

Guide Price £2,250 per month

An stylish and high specification 3/4 bedroom apartment within this prestigious building. The flat benefits from high ceilings, large windows and immaculate presentation. Two allocated parking spaces and communal grounds. Offered unfurnished and available 21st September '24. EPC C

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**Winkworth**

**Winkworth**

**ACCOMMODATION**

- Stunning conversion of a landmark building
- High ceilings
- Light and spacious accommodation
- Stylish contemporary presentation
- Sociable open plan entertaining space
- Bonus study in addition to 3 bedrooms

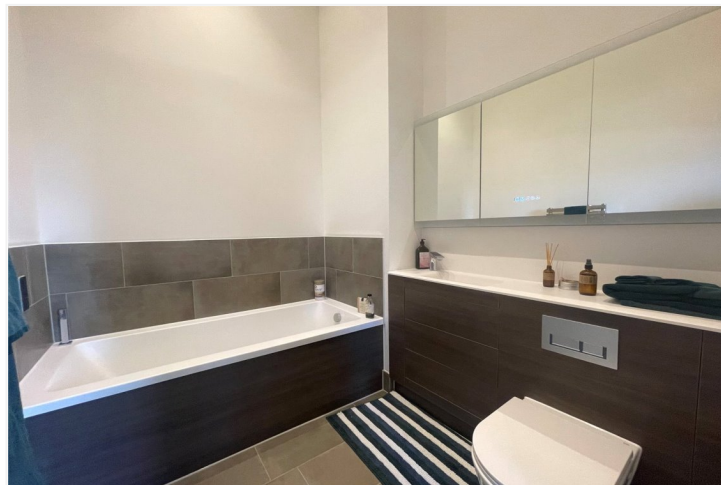
**DESCRIPTION**

A stylish and high specification 3/4-bedroom apartment within this prestigious building. The flat benefits from high ceilings, large windows and immaculate presentation. Two allocated parking spaces and communal grounds. Offered unfurnished and available 21st September '24. EPC C

The elegant open plan living, dining and kitchen space is perfect for entertaining and feature wood floors throughout the area and a breakfast bar. Large sash windows fill the flat with light. Integrated appliances in the modern high gloss white fitted kitchen include fridge/freezer, dishwasher and washing machine. A fabulous principal bedroom suite benefits from an en-suite bathroom with waterfall showerhead and a large walk in wardrobe. Two further bedrooms have use of the well-equipped family bathroom. Both bathrooms have concealed storage behind the mirrors. There is an additional 4th room which would make an ideal home office.

**OUTSIDE**

There are two allocated parking spaces in the resident's car park



**LOCATION**

The house is located within the brand new Wellesley neighbourhood ,the redeveloped former home to Aldershot's iconic military barracks. It is a collection of high-quality homes and large green open spaces providing contemporary living and excellent transport links.

The Cambridge Primary School sits at the heart of Wellesley. For older students, there is The Wavell School and All Hallows Catholic School. Award-winning colleges Farnborough College of Technology and Farnborough Sixth Form are within a 10 minute drive.

The house is approximately a 10-minute walk to Aldershot town centre, where a selection of high-street, independent and supermarket stores can be found. Aldershot plus the neighbouring market towns of Farnham, Fleet and Farnborough offer an extensive variety of independent and high street brand retail shops and places to eat & drink.

There is a wide availability of local community and sporting facilities including the Wellesley Woodlands (over 100 hectares of beautiful green space connected by trails through different habitats, perfect for picnics, canal-side walks, runs and cycling). Local sporting facilities include an Olympic size swimming pool, a gymnastics academy, outdoor Ski Centre and Angling clubs. The area also offers theatres, museums and cinema.

There are fast connections to London and other major cities by road and rail networks. Aldershot Train Station is a 20-minute walk, while North Camp and Farnborough Main station are both under a 10-minute drive providing regular train services to London Waterloo, Guildford, Woking and Clapham Junction. The M3, provides easy access to Winchester, Southampton and London. Local roads include the A31, leading to Farnham and the A3, which connects to Portsmouth. Farnborough, Heathrow and Gatwick Airports are all less than an hour away.

**SERVICES**

All mains services connected

**LOCAL AUTHORITY**

Rushmoor Borough Council, Aldershot. Council Tax Band F

**DISCLAIMER**

Winkworth Estate Agents wish to inform any prospective tenant that these 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 particulars.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	