



42 Ash Road

, Aldershot, GU12 4EZ

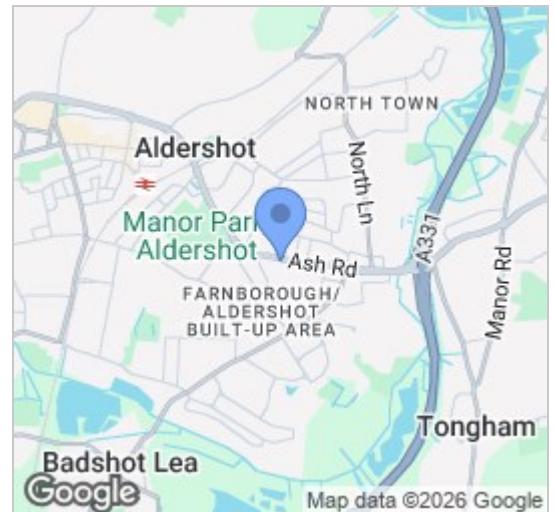
**£798 Per month**



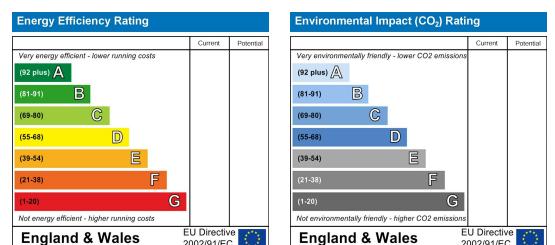
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Sunshine Estates Office on 020 8066 5055 if you wish to arrange a viewing appointment for this property or require further information.

Sunshine Estates is delighted to present this lovely studio flat ideally located in the popular village of Ash, Surrey, offering a peaceful residential setting with excellent transport links.

Ash Station is approximately a 3–5 minute drive, providing direct rail services to Guildford, Ascot, and London Waterloo, while Ash Vale Station is around a 6–8 minute drive, offering additional mainline connections. North Camp Station can also be reached in approximately a 7–9 minute drive, making this an ideal location for commuters.

The property is well positioned close to green spaces and essential services. Ash Ranges, Manor Park, and Tongham Recreation Ground are all nearby, perfect for walking, leisure, and outdoor activities. Local healthcare facilities include Frimley Park Hospital, approximately a 10–12 minute drive, and Farnham Hospital, around 12–15 minutes by car, providing a wide range of medical services.

Contact Sunshine Estates today to arrange a viewing and avoid missing out on this fantastic opportunity!

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.