



## 2, 35 Manor Road Aldershot, GU11 3DG £1,400 PCM

This well-presented two-bedroom flat is located on the highly soughtafter Manor Road. The property benefits from an allocated parking space and is within easy walking distance of the town centre.

The accommodation comprises two double bedrooms, a spacious lounge, a fitted kitchen with white goods, and a bathroom with a shower over the bath. Some furnishings are currently available, though these can be removed if not required.

Ideally positioned, the property offers convenient access to local amenities including shops, a cinema, and bowling, as well as excellent transport links via the nearby station and other public transport options.

Viewing

## Available Now!

Please contact our Fosters Lettings Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.

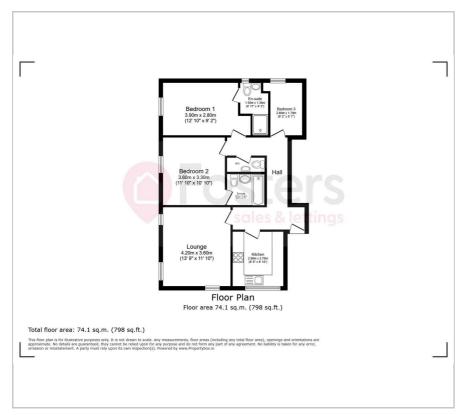
- 3 Bedrooms
- Ground Floor
- Parking Included
- Modern Kitchen And Bathroom
- Walking Distance To Town
- Close To Train Station
- Available Now
- Council Tax Band B
- Five Weeks Deposit £1615.38
- EPC Rating (C) 76

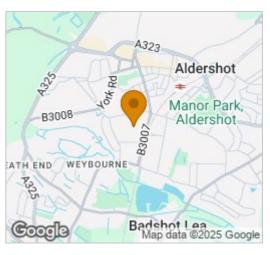






## Floor Plan Area Map





## **Energy Efficiency Graph**

				Current	Potentia
Very energy efficient - lower running costs					
(92 plus) A					
(81-91) B					
(69-80)	3			76	78
(55-68)	D				
(39-54)	E				
(21-38)		F			
(1-20)			G		
Not energy efficient - his	gher running c	osfs			









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