



## Flat 11, Phoenix Court Elms Road

Aldershot, GU11 1LP

£110,000

For Investors/Cash Buyers. A top floor 1 Bedroom Flat offered to the market with no onward chain.

The property is in need of updating internally, but offers good space with a 21ft Lounge, Double Bedroom, separate Kitchen and Bathroom. There are only 61 years remaining on the Lease, so cash buyers only are sought.

With a communal car park and being 5 minutes walk of the Railway Station this would be an ideal Investment.

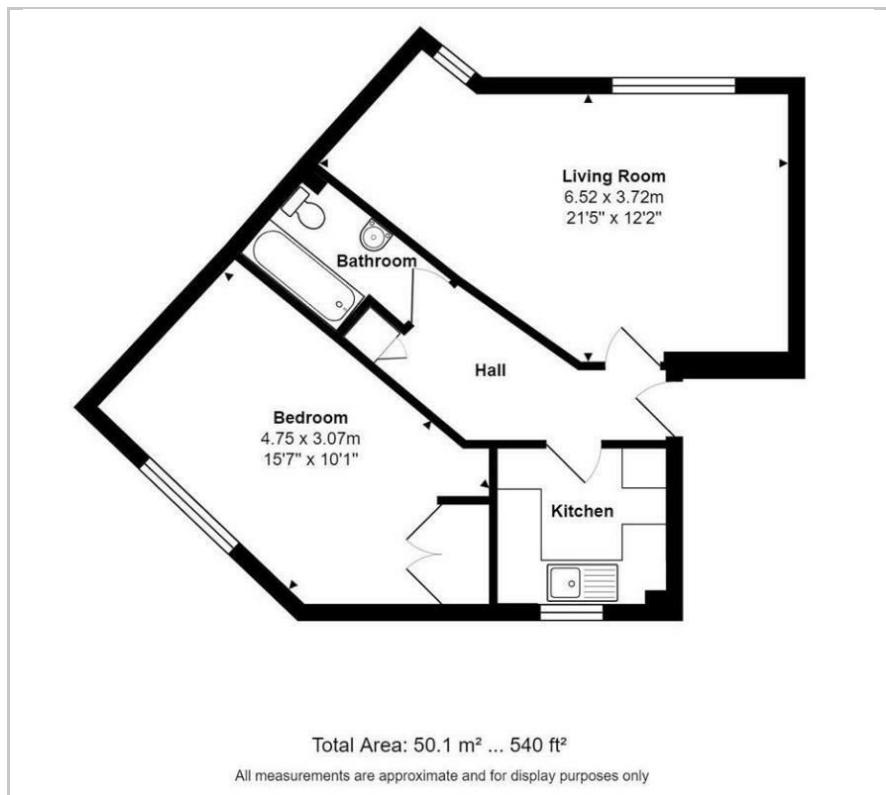
- 1 Bed Flat.
- Large 21' Living Room.
- Top Floor.
- Needs some internal updating.
- Cash Buyers only.
- Lease approx 61 Years.
- Ground Rent circa £200 p/a.
- Service Charge circa £1800 p/a.
- Council Tax Band A
- EPC energy rating band (d) 65

### Viewing

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



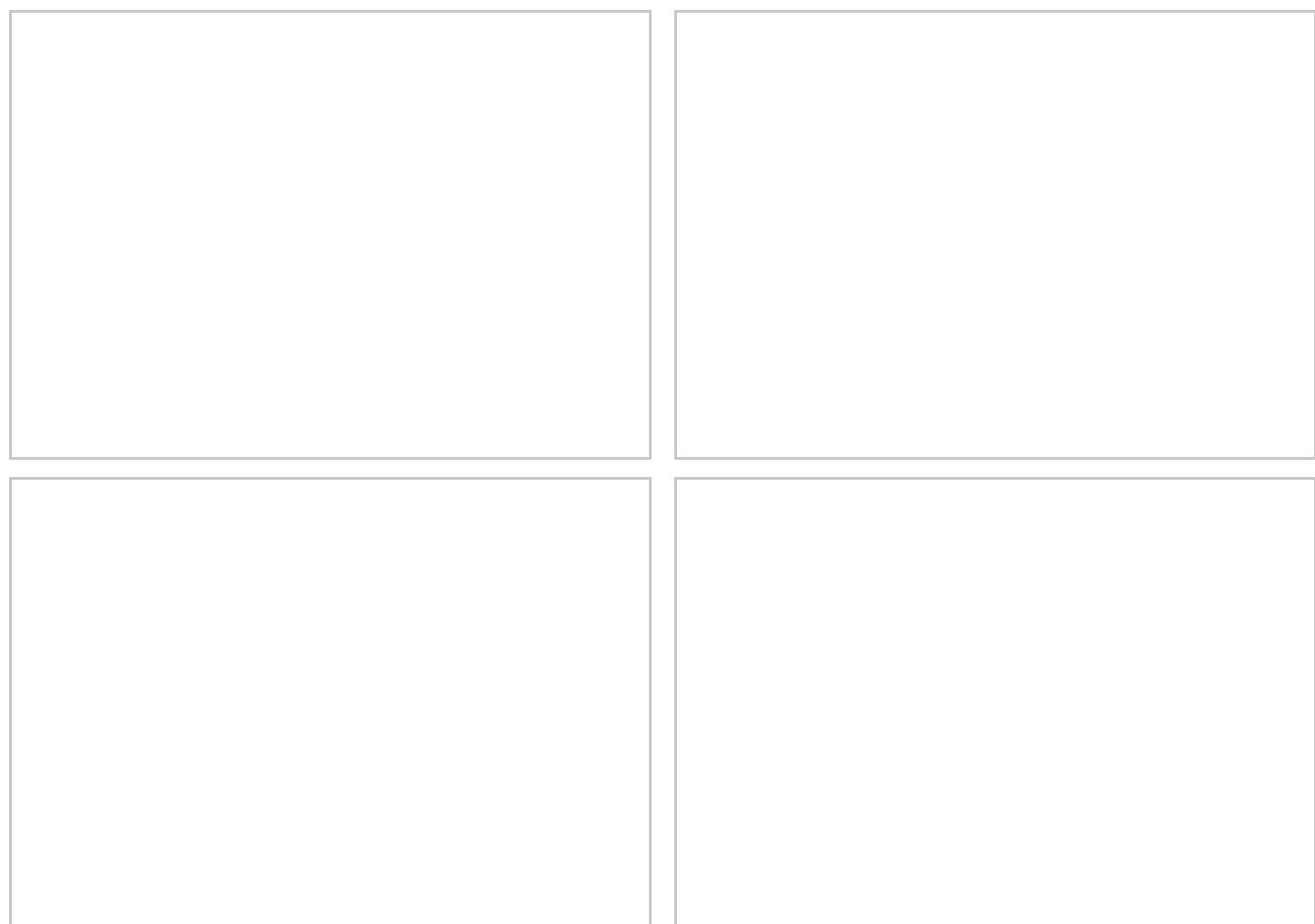
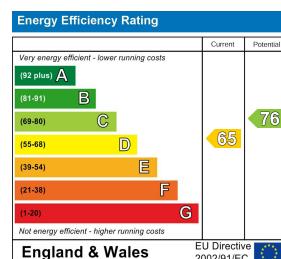
## Floor Plan



## Area Map



## Energy Efficiency Graph



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