



# 110 Church Lane East

Aldershot, GU11 3HN

Offers In Excess Of £140,000

Situated on the ground floor of this former grand residence, this well-presented apartment offers a characterful feature lounge with an original semi-circular bay window. The accommodation further comprises a double bedroom with built-in wardrobes, a fitted kitchen, and a refitted shower room. Additional benefits include gas central heating throughout.

The property enjoys approximately 115 years remaining on the lease and is set within well-maintained communal grounds to both the front and rear. There is also a large residents' and visitors' car park.

With Manor Park just a stone's throw away, the apartment is ideally located for easy access to the town centre, mainline station, local shops, and road links.

An excellent first-time purchase or investment opportunity. Call now for further details.

- Double bedroom with wardrobes
- Allocated parking to rear
- Period features
- Ground floor apartment
- Gas central heating
- 121 Year lease - 109 years left
- Service charge approx £113 PM
- Ground rent £40 PY
- Council tax band (B)
- EPC energy rating (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.



