



# 12 Beechnut Road

Aldershot, GU12 4PA

Asking Price £160,000

This well-presented ground floor apartment comprises of an 18ft living room with a feature bay window, separate kitchen, bathroom, and double bedroom. Benefiting from its own front door, ample storage, and a private rear patio, this is a must-see property.

Further benefits include allocated parking to the rear, gas central heating, and no onward chain. With a tenant currently in situ, the property can be sold either with the existing tenant in place or with vacant possession.

Situated just 0.5 miles from Aldershot town centre and only 0.2 miles from Aldershot train station, the property offers excellent transport links to London Waterloo, Alton, Guildford, and Ascot, as well as convenient access to the M3 and A331 road networks.

The property also benefits from a long lease of 102 years. We are informed that a new management company is taking over, and therefore the service charges will be confirmed shortly.

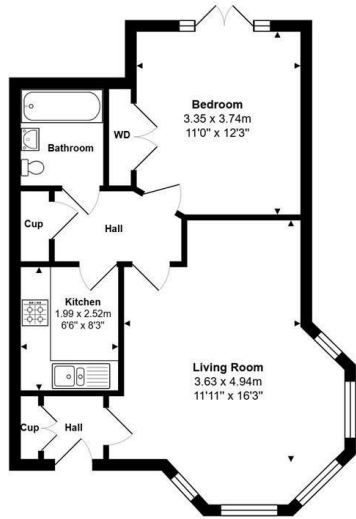
- Ground floor apartment
- Large lounge with feature bay window
- Patio area to rear
- Allocated parking
- Gas central heating
- Lease approx 102 years
- Ground rent £200 per year
- Service charges tbc as new managing agent being sourced
- Council tax band B
- EPC energy rating band (c) 79

## 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



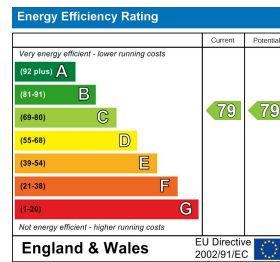
Total Area: 50.6 m<sup>2</sup> ... 545 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Area Map



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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