



## 3 Cherry Lodge St. Georges Road East

Aldershot, GU12 4LW

£200,000

This well-presented two double bedroom ground floor apartment is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, investors, or those looking to downsize.

The property has been improved in recent years, featuring a modern fitted kitchen and an updated bathroom, while being decorated in neutral tones throughout, creating a bright and welcoming living space ready to move straight into.

The lease was extended just over two years ago, with approximately 96 years remaining, providing additional peace of mind for prospective purchasers.

Cherry Lodge is quietly tucked away in a convenient and desirable location, benefiting from parking to the rear and a private patio area accessed directly from the lounge, perfect for enjoying outdoor space.

The property is ideally positioned within easy walking distance of Manor Park, as well as the mainline railway station providing direct services to London Waterloo, alongside a selection of local shops, cafés, and everyday amenities.

Early viewing is highly recommended to fully appreciate everything this property has to offer.

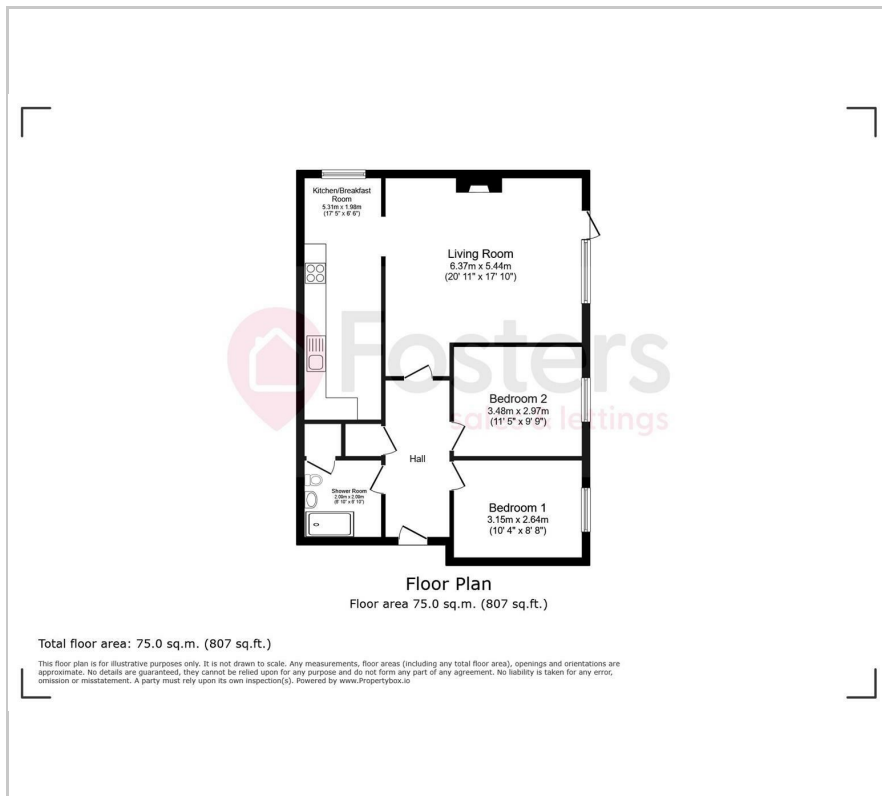
- No onward chain
- Archive photos
- Private rear entrance with patio area
- Refitted kitchen/breakfast room
- Refitted shower room
- Lease approx 97 years
- Ground rent £0
- Service charges & Insurance £1763.88 PA
- Council tax band C
- EPC energy rating band (d) 66

### 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.



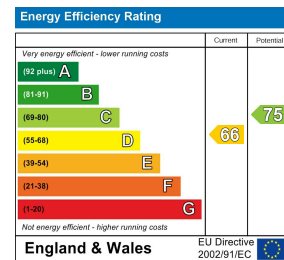
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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