



## Flat 2 11 Artillery Road

Aldershot, GU11 1TF

Asking Price £145,000

**FOR INVESTORS ONLY** – This centrally located flat is offered for sale with a reliable tenant already in occupation, providing an immediate rental income opportunity.

Finished to a high standard throughout, the property features a quality fitted kitchen and bathroom, gas central heating, and a private balcony. Ideally positioned in a quiet yet central location, the flat is just moments from the railway station and offers easy access to all town centre amenities.

For further details regarding the existing tenancy, please contact the office.

### 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.

- For Investors Only.
- Tenant in Situ.
- Double Bedroom Flat.
- Parking Space.
- Gas Central Heating.
- Lease term 114 Years left.
- Ground Rent £200 p/a.
- Service Charges £740 p/a.
- Council Tax Band B.
- EPC energy report band (c) 80



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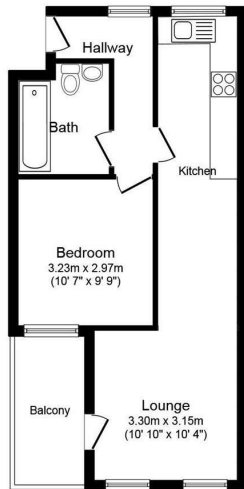


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## Floor Plan



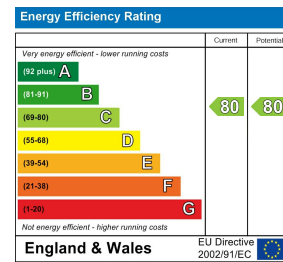
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



## 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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