



## Eggars Court St. Georges Road East

Aldershot, GU12 4LN

Offers Around £105,000

This ground floor retirement apartment is located in sought after Eggars Court, a highly popular development and this apartment enjoys its own direct access onto a small private Patio with pleasing views over to adjoining Manor Park.

There is excellent storage with built in cupboards/wardrobes and the Bedroom has a calming feel to it with double aspect windows to enjoy the outlook over the gardens. Both the Kitchen and Bathroom have windows for additional light and ventilation.

Eggars Court is positioned next to Manor Park for those that like to walk and the local shops are a minutes walk away with the Station and Town centre less than a mile distant. This development enjoys the benefit of a very friendly live in Manager and all residents have access to a Guest Suite for guests wishing to stay over, communal Lounge and lovely well maintained patio and gardens.

- Retirement Flat.
- Ground Floor.
- Private Garden/Patio.
- Very popular retirement development.
- Live in Manager.
- No Chain.
- New 99 Year Lease on Completion.
- Service Charges £234 pcm.
- Council Tax Band C.
- Epc Rating D ( 64 )

### 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.



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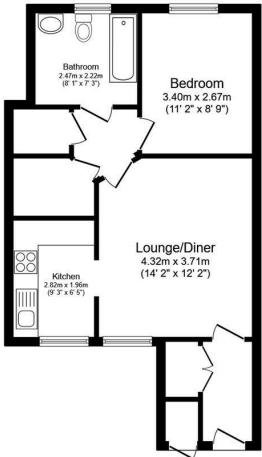
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Floor Plan



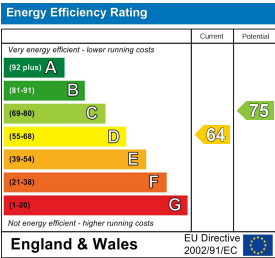
Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.co.uk](https://www.propertybox.co.uk)

Area Map



Energy Efficiency Graph



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