



## Flat 1, 122a Victoria Road

Aldershot, GU11 1JX

Offers In Excess Of £130,000

This charming 1 Bedroom Ground Floor Flat forms part of a converted Chapel and is ideally situated in the heart of the town centre.

The property offers a spacious Lounge, Double Bedroom, fitted Bathroom, and a quality fitted Kitchen with integrated appliances. Externally, the flat benefits from a small private decked area for the exclusive use of the property.

Offered with a new lease and share of the freehold, together with low service charges of just £50 per month, this represents an excellent purchase for first-time buyers or investors.

The central location provides easy access to local shops, cafés, restaurants, leisure facilities, and excellent transport links, including Aldershot mainline station with direct services to London Waterloo.

For further information or to arrange a viewing, please contact the sales team at Fosters.

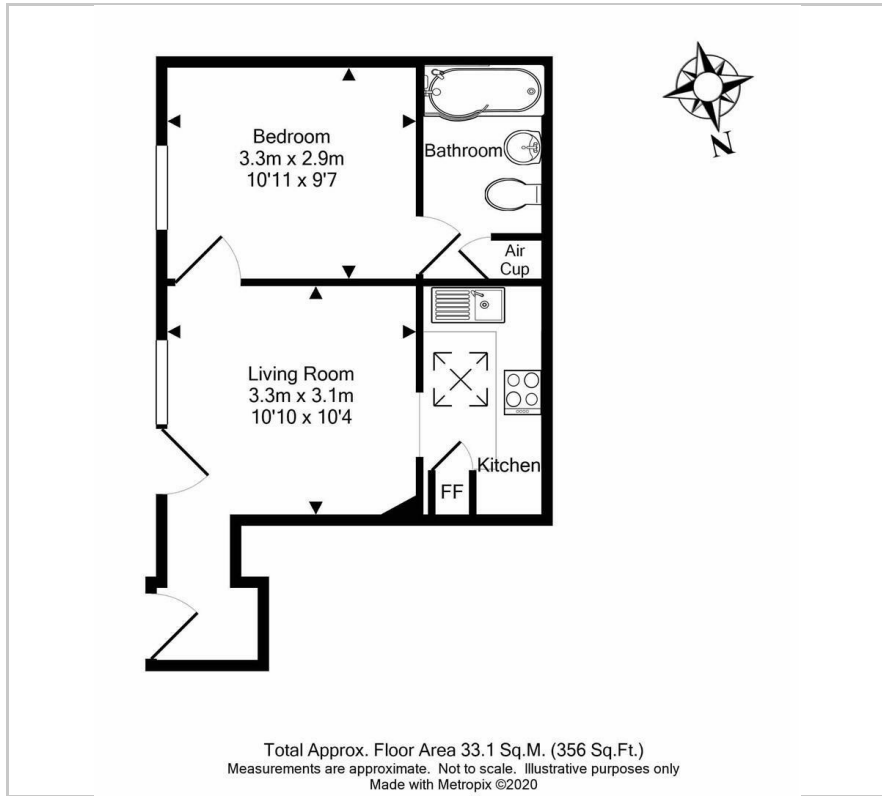
- Double Bedroom
- Outside Decking area
- Integrated White Goods Included
- Close To Station
- Modern Bathroom
- New 125 Year lease.
- No Parking
- Service charges approx £50 per month
- Council Tax Band B
- EPC Energy Rating Band (D) 60

### 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.



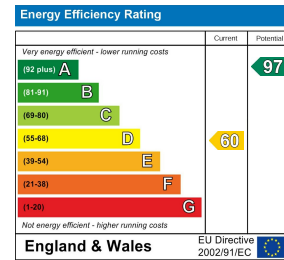
## Floor Plan



## 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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