



## Flat 2, Eggars Court St. Georges Road East

Aldershot, GU12 4LN

£130,000

This two bedroom ground floor retirement apartment is located in sought after Eggars Court, a highly popular development.

The property benefits from two bedrooms, a lounge leading to kitchen, bathroom and storage cupboards.

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.

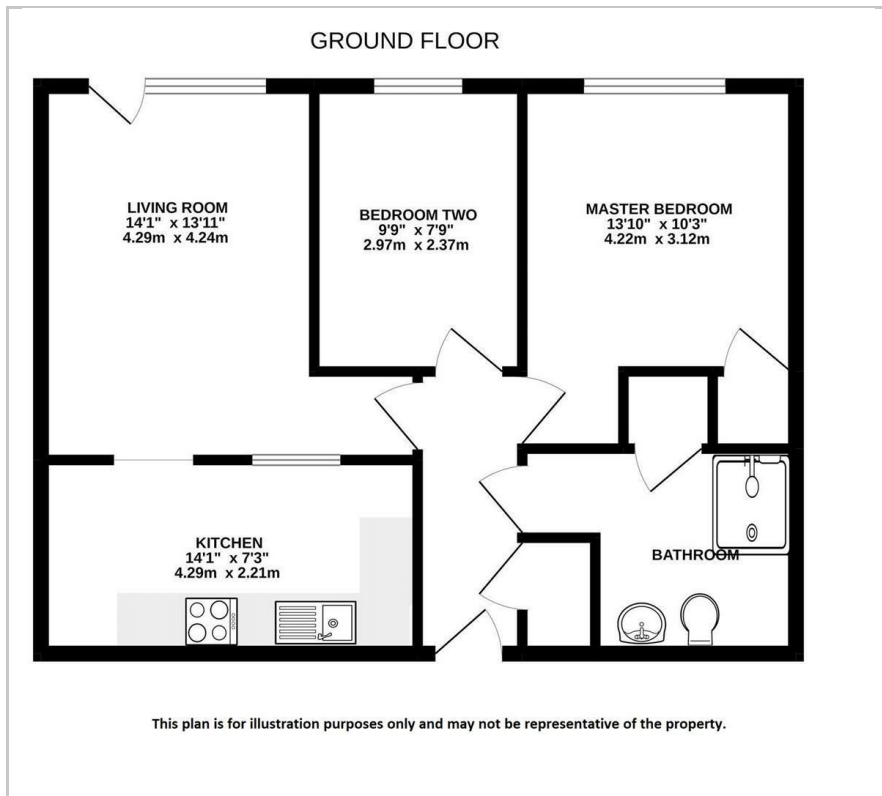
- Two bedrooms
- Ground floor
- Very popular retirement development.
- Live in Manager.
- No Chain.
- New 99 Year Lease on Completion.
- Service Charge £4143.97 pa
- Ground rent - TBC
- Council Tax band C.
- Epc rating D

### 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.



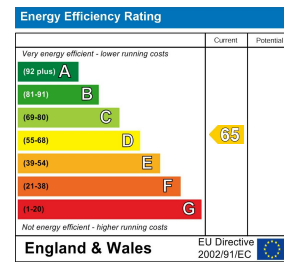
## Floor Plan



## Area Map



## Energy Efficiency Graph



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