



Flat 2 11 Artillery Road

Aldershot, GU11 1TF

Asking Price £155,000

FOR INVESTORS ONLY! This centrally located Flat already has an excellent Tenant in place and the Flat is being sold with the existing tenant in occupation.

Finished to a high specification, this property has a good quality Kitchen and Bathroom, Gas Ch and it's own private Balcony. Very conveniently located in the heart of the Town but in a quiet position, it's moments away from the Railway Station and all the benefits of the Town Centre.

For further information about 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 122 Years left.
- Ground Rent £200 p/a.
- Service Charges £740 p/a.
- Council Tax Band B.
- EPC energy report band (c) 80



1



1

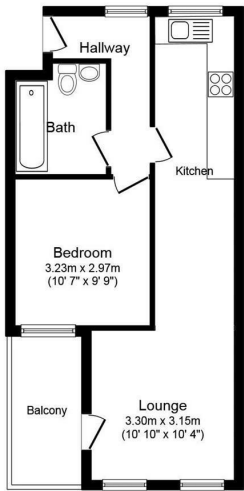


1



C

Floor Plan



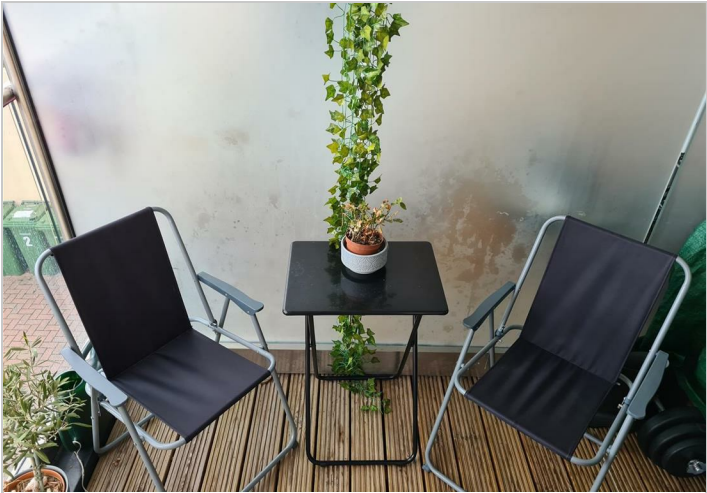
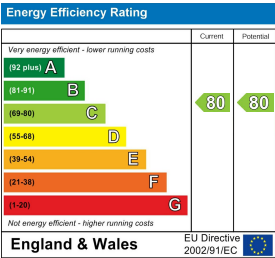
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.