



## 15 Spencer Close

Aldershot, GU12 4DG

Asking Price £170,000

Situated in a quiet residential location, this well-presented first-floor, south-facing apartment offers a spacious lounge and a generous double bedroom. The property further benefits from a separate fitted kitchen and a well-maintained bathroom.

Additional features include double glazing throughout, gas central heating via radiators, and a well-cared-for interior.

Externally, residents can enjoy well-kept communal gardens with bike storage, along with an allocated parking space.

Conveniently located within walking distance of Aldershot town centre and the mainline railway station, the property also offers easy access to major road links, including the A331.

Call now for further details.

- Large double bedroom
- Spacious lounge
- South facing apartment
- Very convenient for the Railway Station/Town
- Allocated Parking Space
- 113 years left on Lease.
- Ground Rent £150 p/a.
- Service Charges £600 p/a.
- Council tax band B
- EPC energy rating band (C) 80

### 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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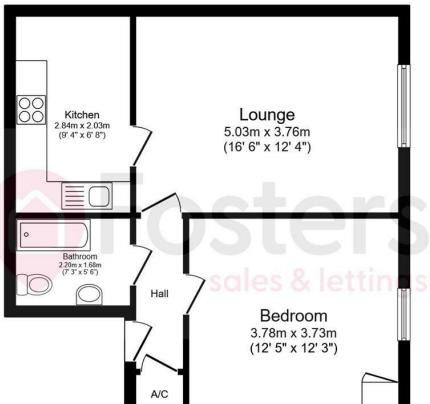


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## Floor Plan



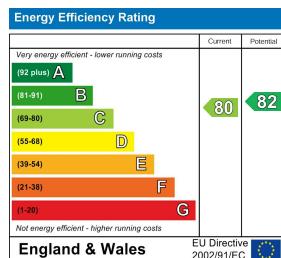
Total floor area: 50.9 sq.m. (548 sq.ft.)

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.io](https://www.propertybox.io)

## Area Map



## Energy Efficiency Graph



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