



Flat 9, Eggars Court St. Georges Road East

Aldershot, GU12 4LN

£120,000

This well-presented one-bedroom residential flat is set within the popular Eggars Court development, exclusively for residents aged 60 and over.

The property offers bright and comfortable accommodation, comprising a spacious living room with a pleasant outlook, a fitted kitchen with ample storage, a modern and accessible shower room, and a generous double bedroom. The flat benefits from good natural light and a practical layout suited to easy living.

Eggars Court is a well-maintained and friendly development, conveniently located close to local amenities and green spaces. Residents enjoy attractive communal areas, gardens, and on-site support, offering a peaceful lifestyle with added reassurance.

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.

- One Bedroom
- Over 60's Only!
- Bright and spacious living room
- Fitted kitchen with good storage and worktop space
- Modern shower room with accessibility features
- Live in Manager
- Attractive communal gardens and shared facilities
- New 99 Year Lease.
- Council Tax Band - C
- EPC Energy Rating C



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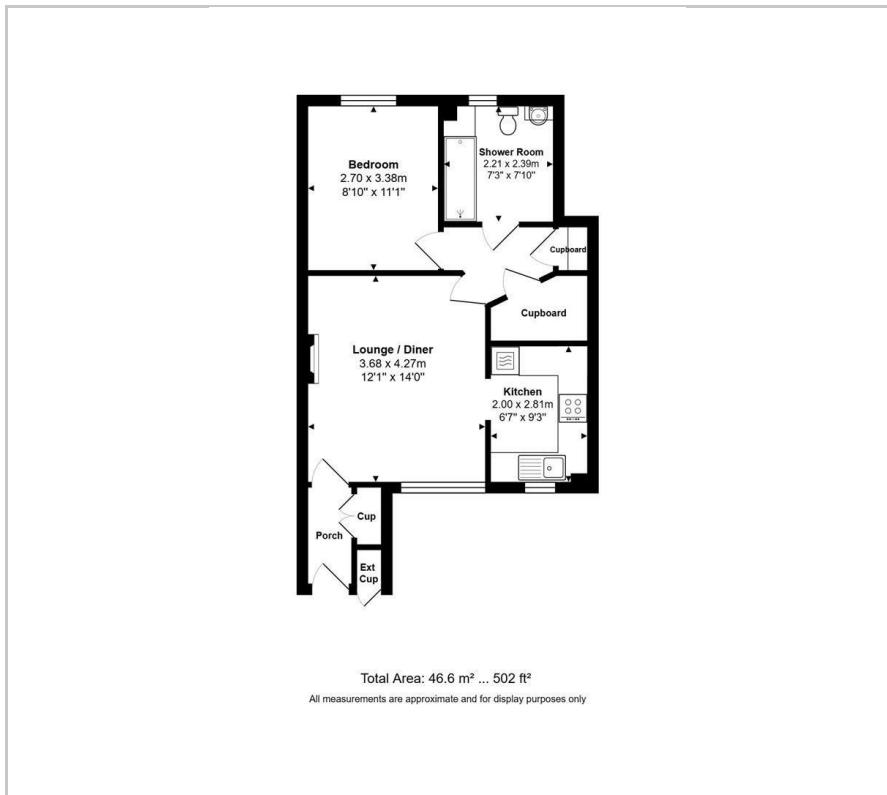
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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		70	73
EU Directive 2002/91/EC			



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