



## 24 Spencer Close

Aldershot, GU12 4DG

Guide Price £235,000

This 2 Bedroom Maisonette has accommodation set on 2 levels and is located in a quiet close, just moments away from the Railway Station and within walking distance of the town centre. Built approximately 15 years ago, it has double glazing, gas central heating and is offered for sale with no onward chain.

The accommodation offers a Living Room with double doors opening directly to the communal gardens, a separate fitted Kitchen with appliances and there's the added benefit of a downstairs cloakroom/wc.

Upstairs are 2 Double Bedrooms and a good sized and well ventilated Bathroom and outside, are 2 allocated parking spaces and communal gardens that wrap around the building.

- Coming Soon!
- 2 Bedroom Duplex style Maisonette.
- Downstairs Cloakroom.
- 2 allocated parking spaces.
- Close to Railway Station and Town.
- Lease 112 Years left.
- Ground Rent £150 p/a.
- Service charges £650 p/a.
- EPC energy rating band C ( 78 )
- Council tax band (C)

### 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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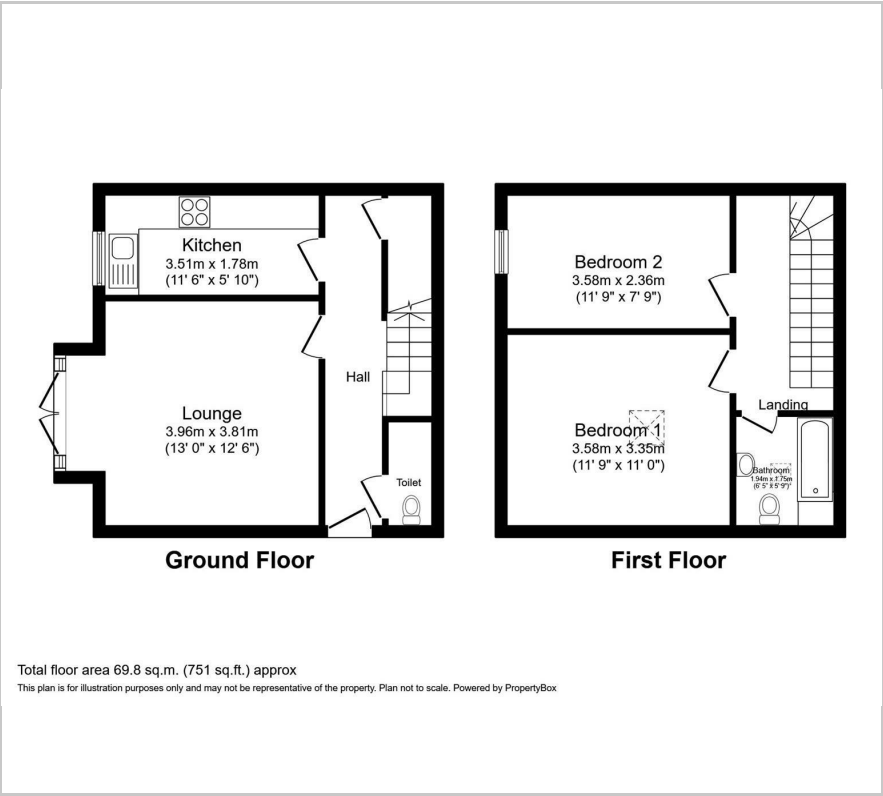
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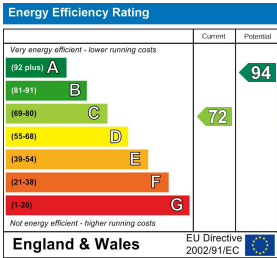
Floor Plan



Area Map



Energy Efficiency Graph



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