



## 4 Spencer Close

Aldershot, GU12 4DG

Price Guide £165,000

FOR INVESTORS ONLY, A larger than average 1st floor Flat located just 2 minutes away from the Railway Station. It really does have a spacious feel to it that starts with a large L shaped Hallway, a super 18' Living Room, separate Kitchen with window, Double Bedroom and a good sized Bathroom. Further benefits include gas central heating allocated car parking space and low monthly service charges and ground rent. Offered for sale with a newly installed tenant, full details provided if required.

- INVESTORS ONLY.
- 18' x 12' Living Room!
- Gas Central Heating.
- Allocated parking space.
- Tenant in situ.
- Service charges £600 PA
- Ground rent £150 PA
- Lease approx 113 years
- Council Tax band B
- Epc rating b ( 81 )

### 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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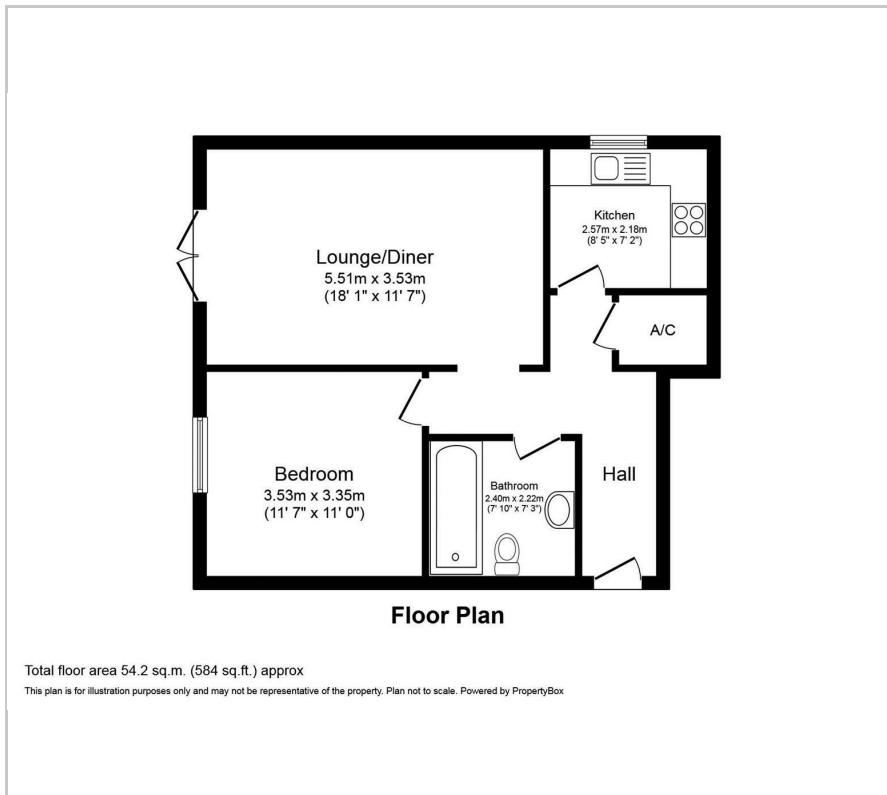
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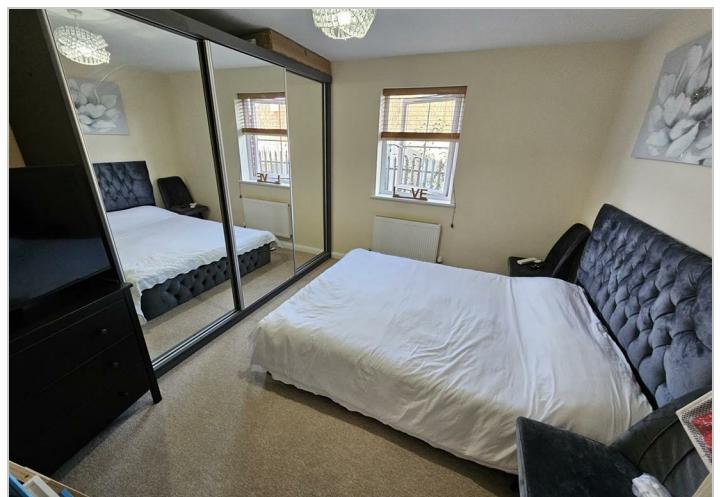
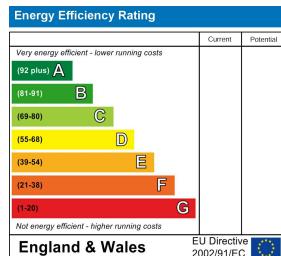
## Floor Plan



## Area Map



## Energy Efficiency Graph



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