



## Flat 9, Eggars Court St. Georges Road East

Aldershot, GU12 4LN

£120,000

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

The flat offers bright and comfortable accommodation throughout, including a spacious living room with pleasant outlook, a fitted kitchen with ample storage and worktop space, a modern shower room designed with accessibility in mind, and a generous double bedroom. The property benefits from good natural light and a practical layout ideal for easy living.

Eggars Court is a friendly and well-maintained development, positioned close to local amenities and green spaces, making it ideal for those seeking a peaceful yet convenient lifestyle. Residents enjoy access to well-kept communal areas, gardens, and on-site support, providing both independence and reassurance.

- 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

### 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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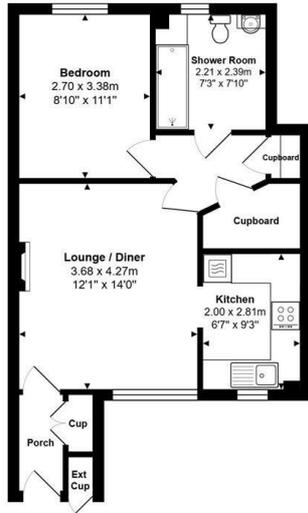


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## Floor Plan

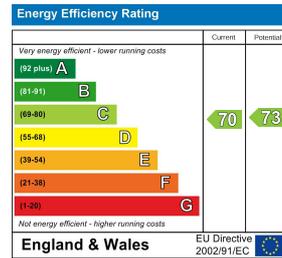


Total Area: 46.6 m<sup>2</sup> ... 502 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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