



Flat 2 11 Artillery Road

Aldershot, GU11 1TF
Asking Price £155,000

FOR INVESTORS ONLY! This centrally located Flat already has an excellent Tenant in place and the Flat is being sold with the existing tenant in occupation.

Finished to a high specification, this property has a good quality Kitchen and Bathroom, Gas Ch and it's own private Balcony. Very conveniently located in the heart of the Town but in a quiet position, it's moments away form the Railway Station and all the benefits of the Town Centre.

For further information about the existing tenancy, please contact the office.

- For Investors Only.
- Tenant in Situ.
- Double Bedroom Flat.
- Parking Space.
- Gas Central Heating.
- Lease term 122 Years left.
- Ground Rent £200 p/a.
- Service Charges £740 p/a.
- Council Tax Band B.
- EPC energy report 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.









Floor Plan Area Map





Energy Efficiency Graph

		Current	Potentia
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		/00	0.6
(69-80) C		80	8 0
(55-68)			
(39-54)			
(21-38)			
(1-20)	3		
Not energy efficient - higher running costs			









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