



## 23a Lansdowne Road

Aldershot, GU11 3ER

Asking Price £250,000

This spacious two-bedroom, split-level apartment is set within a landmark building and benefits from its own private entrance. The property features an impressive entrance hallway leading to a large lounge and a separate kitchen/breakfast room on one floor, with two double bedrooms and a bathroom on the upper level. Additional benefits include gas central heating, parking, and access to communal gardens.

Situated in a sought-after area of Aldershot, the property is within easy reach of the town centre, offering a variety of shops, restaurants, and leisure facilities. Aldershot mainline station is nearby, providing fast connections to London Waterloo in under an hour, making this an attractive location for tenants and commuters alike.

Offered with vacant possession if required, it also offers a fantastic opportunity for investors! Currently achieving a rental income of £1,250 per month, this property generates an annual return of £15,000, offering a strong gross yield of 6% based on the asking price of £250,000.

With tenants already in place, this is a hassle-free investment providing immediate rental returns. For further details or to arrange a viewing, call now!

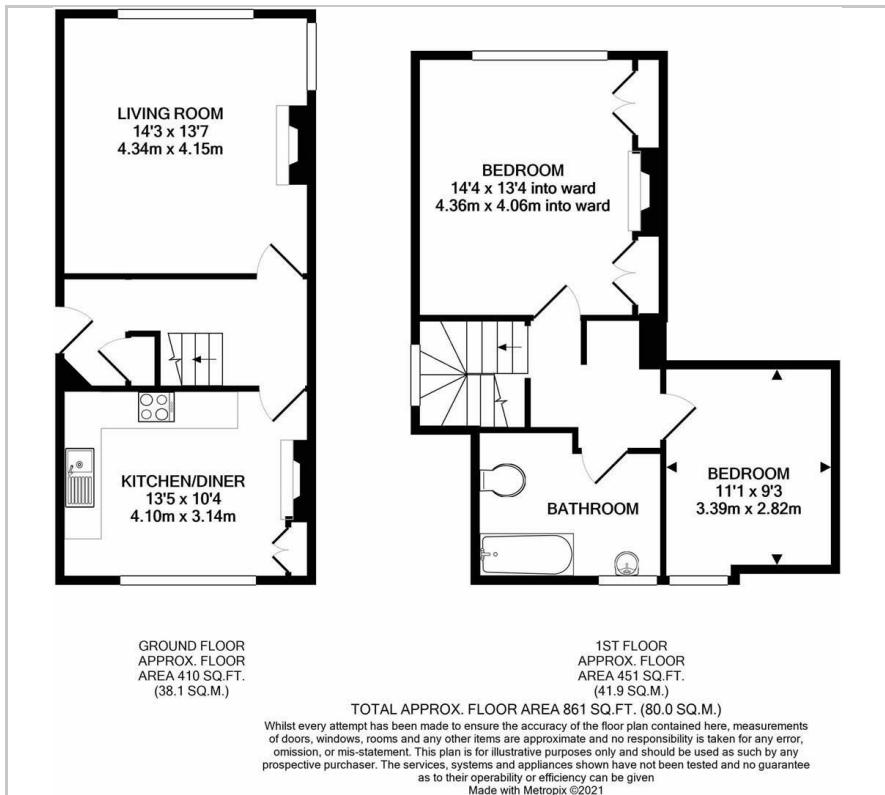
- Two Double Bedrooms.
- Own entrance and parking.
- Tenant in SITU (6% Yield) or Vacant possession available
- Share of Freehold.
- Large kitchen/breakfast room
- 962 years left on Lease.
- Ground rent zero.
- Service charge £70 pcm.
- Council tax band B.
- EPC energy rating band (E) 51

### 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.



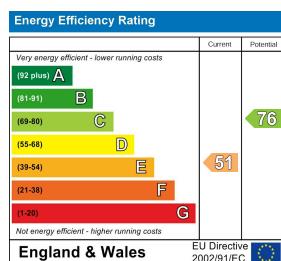
## Floor Plan



## Area Map



## Energy Efficiency Graph



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