



110 Church Lane East

Aldershot, GU11 3HN

Asking Price £150,000

Situated on the ground floor of this former grand residence, this well-presented apartment offers a characterful feature lounge with an original semi-circular bay window. The accommodation further comprises a double bedroom with built-in wardrobes, a fitted kitchen, and a refitted shower room. Additional benefits include gas central heating throughout.

The property enjoys approximately 115 years remaining on the lease and is set within well-maintained communal grounds to both the front and rear. There is also a large residents' and visitors' car park.

With Manor Park just a stone's throw away, the apartment is ideally located for easy access to the town centre, mainline station, local shops, and road links.

An excellent first-time purchase or investment opportunity. Call now for further details.

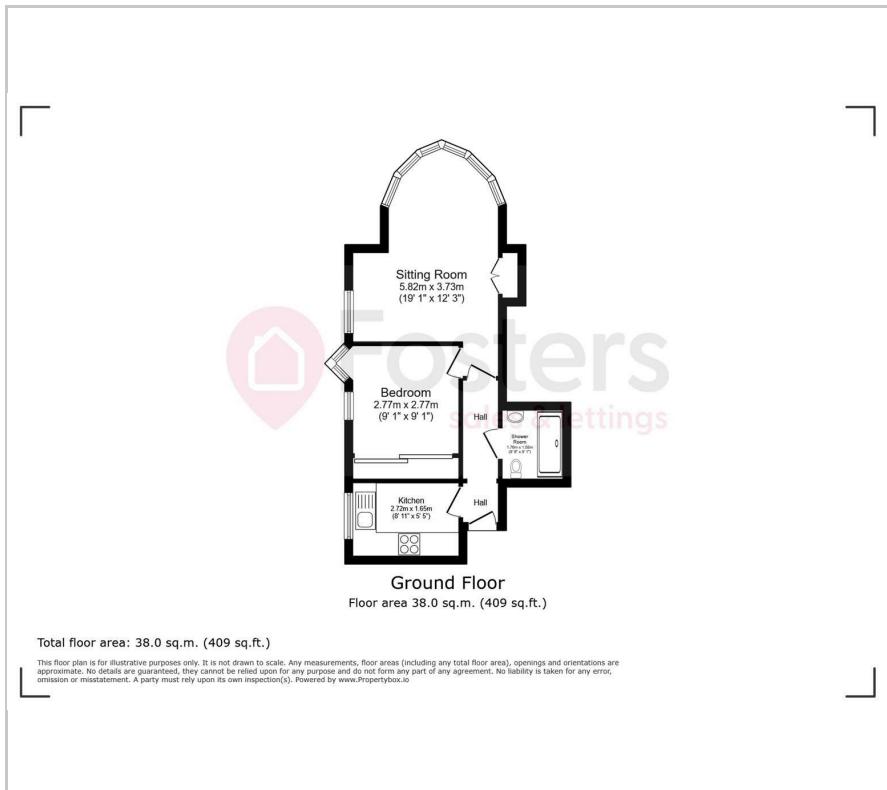
Viewing

Please contact our Fosters Sales Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.

- Double bedroom with wardrobes
- Allocated parking to rear
- Period features
- Ground floor apartment
- Feature Lounge
- Gas central heating
- Service charge approx £113 PM
- Ground rent £40 PY
- Council tax band (B)
- EPC energy rating (C) 65



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (B2 plus)	A	
(B1-B1)	B	
(B9-80)	C	
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	74
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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 firms employment has the authority to make or give any representation or warranty in respect of the property.