



## 47a Highland Road

Aldershot, GU12 4RS

Asking Price £142,500

This first floor maisonette offers a large rear aspect lounge leading to a newly fitted kitchen, double bedroom and an en-suite shower room. The property has been redecorated, so offers a modern feel throughout. Furthermore there is also gas central heating, double glazing and a private garden area.

Offering excellent commuter links, the property provides easy access to the A331 connecting to the M3, as well as the A31 leading to the A3. Aldershot mainline station offers direct services to London Waterloo in under an hour, making it ideal for commuters.

Conveniently located close to local shops and everyday amenities, it also offers no onward chain.

- Double Bedroom
- Kitchen and Shower Room
- Redecorated and Refurbished
- Top Floor Maisonette
- Private Garden area
- Leasehold - 980 years
- No service charges
- No ground rent
- Council Tax Band B
- EPC Energy Rating Band (C) 70

### 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.



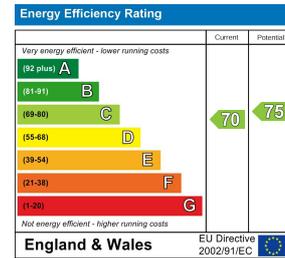
## Floor Plan



## Area Map



## Energy Efficiency Graph



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