



# 10 Windmill Court 264a High Street

Aldershot, GU12 4ND

Asking Price £150,000

This first-floor, two-bedroom apartment is offered to the market with no onward chain and benefits from a long lease of approximately 157 years. Ideally located just a stone's throw from Manor Park, the property presents an excellent opportunity for both first-time buyers and investors.

The accommodation comprises a spacious lounge, a separate kitchen, and an updated family bathroom. The property further benefits from gas central heating and, externally, there are two allocated parking spaces to the rear.

Please note that the property would benefit from some light refurbishment, which has been reflected in the competitive asking price.

Conveniently situated close to local shops and within walking distance of the town centre and mainline station, the property also offers easy access to the A331, making it an appealing purchase.

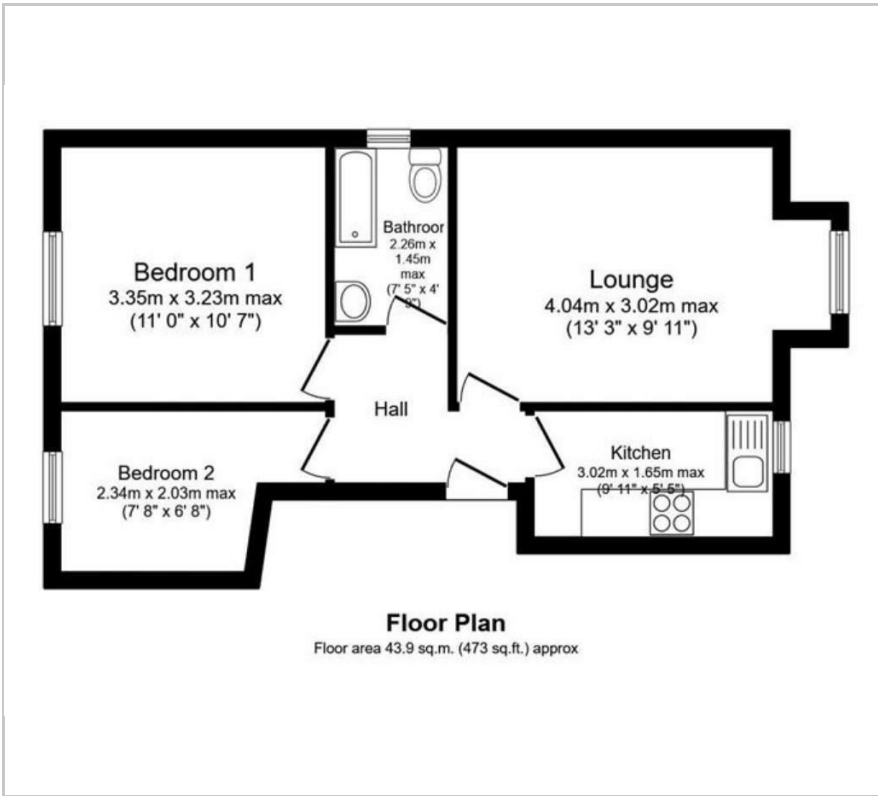
- No chain
- 2 parking spaces
- 2 bedrooms
- Bathroom with window
- Gas central heating
- Lease 157 years
- Ground rent £100 pa
- Service charge £1,512 pa
- Council tax - band b
- EPC energy rating band (c) 74

## 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.



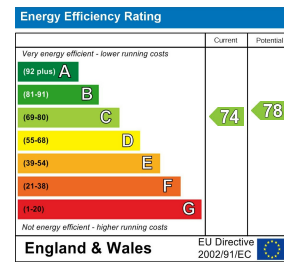
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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