



90 Basing Drive

Aldershot, GU11 3RL
Guide Price £160,000

This well presented first/top floor flat has been cleverly converted to give an unusually large entrance hall; it now doubles up as a study. Further accommodation includes: a modern fitted kitchen, 13'9 x 12'2 lounge/dining room, generous double bedroom and a white bathroom. Various improvements have been made to the property including the addition of inset spot lighting, fitted shutters to the living room & bedroom and high quality UPVC double glazing. Furthermore, the property boasts attic storage and gas fired central heating via a modern 'Worcester' boiler. It also enjoys particularly low running costs. The council tax band is B and the ground rent, maintenance charge & building insurance totals less than £1000 per annum.

- Generous Double Bedroom
- Modern Fitted Kitchen
- Lounge/Dining Room
- Hallway with Study Area
- White Bathroom Suite
- GFCH by Radiators
- UPVC Double Glazing
- A must see property

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.



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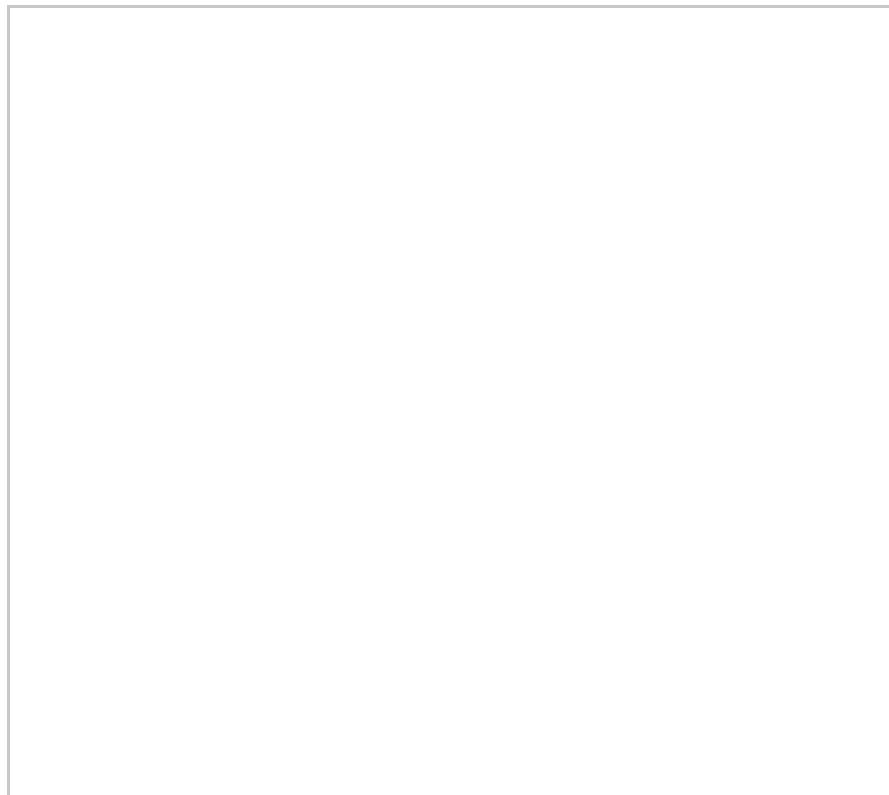
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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		77	78
EU Directive 2002/91/EC			



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