



## 22 Spencer Close

Aldershot, GU12 4DG

Asking Price £170,000

A larger than average top floor and South facing Flat located just 2 minutes away from the Railway Station. It really does have a spacious feel to it that starts with a generous Hallway, a bright and sunny 18' Living Room, separate Kitchen with window and appliances, Double Bedroom and a good sized Bathroom. Further benefits include gas central heating, allocated car parking space and low monthly service charges and ground rent.

This Flat is being offered for sale with a tenant in situ for Investors looking for an ideal 'ready made' option or vacant possession can be provided should you wish. Further Tenancy details can be provided to any prospective Investors.

- Top Floor Flat.
- Larger than average.
- Allocated Parking Space.
- Very convenient for the Railway Station/Town.
- Gas CH & Double Glazed.
- 113 years left on Lease.
- Ground Rent £150 p/a.
- Service Charges £600 p/a.
- Council Tax Band B.
- EPC energy rating band (C) 78.

### 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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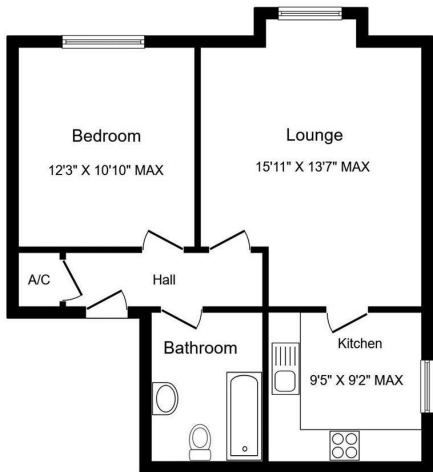
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Floor Plan



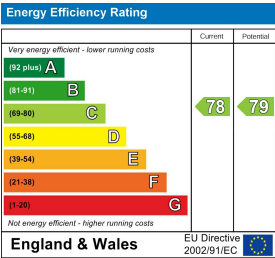
Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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