



**52A Grosvenor Road**  
Aldershot, GU11 3DY  
Asking Price £200,000

With accommodation laid out over 2 floors, this well sized 3 Bedroom Flat comes with a separate Lounge, Kitchen, Bedroom, WC and Bathroom to the first floor with 2 further bedrooms on the 2nd floor.

With its own private access from Grosvenor Road, the property is being sold with an ongoing tenancy in place, so we seek investors only, furthermore we are advised the sale will come with 50% of the freehold.

To register your interest please contact the sales team for more 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.

- Being Sold with an existing Tenant in place.
- 3 Bedroom Flat.
- Kitchen.
- WC and Bathroom.
- For Investors.
- Separate Lounge.
- Gas Central Heating.
- Shared Freehold.
- Council tax band
- EPC energy rating band ()



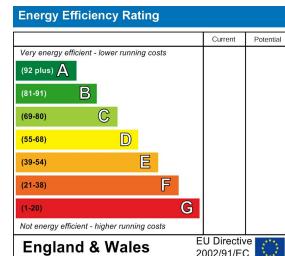
## Floor Plan



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