



## Flat 8 St. Georges Road East

Aldershot, GU12 4LN

Asking Price £125,000

This is a superb one bedroom Ground Floor Maisonette, in a sought after development exclusively for the over 60's and located within easy reach of local shops and the Railway Station and the town centre too.

Offering its own front door with views over the communal gardens and Manor Park, this particular Flat is larger than average and there's lots of natural light throughout.

Eggars Court is positioned next to Manor Park for those that like to walk and the local shops are a minutes walk away with the Station and Town centre less than a mile distant. This development enjoys the benefit of a very friendly live in Manager and all residents have access to a Guest Suite for guests wishing to stay over, communal Lounge and lovely well maintained patio and gardens.

- 1 Double Bedroom Maisonette.
- Over 60's only!
- Private Entrance & Front Door.
- Larger than average.
- Live in Manager/Warden.
- New 99 Lease.
- Council Tax Band C.
- Epc Rating D (67).
- £2970.72 per annum service charge

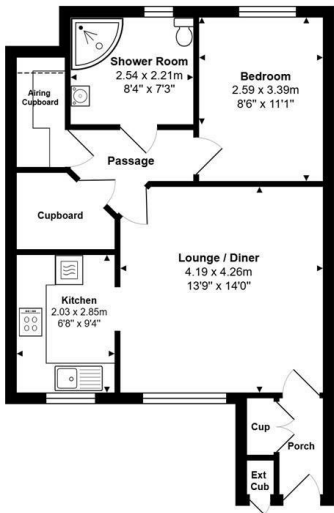
### Viewing

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

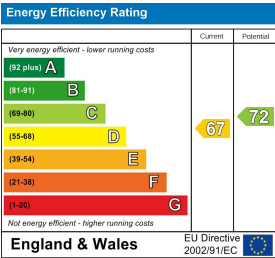


Total Area: 51.6 m<sup>2</sup> ... 555 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Area Map



Energy Efficiency Graph



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