

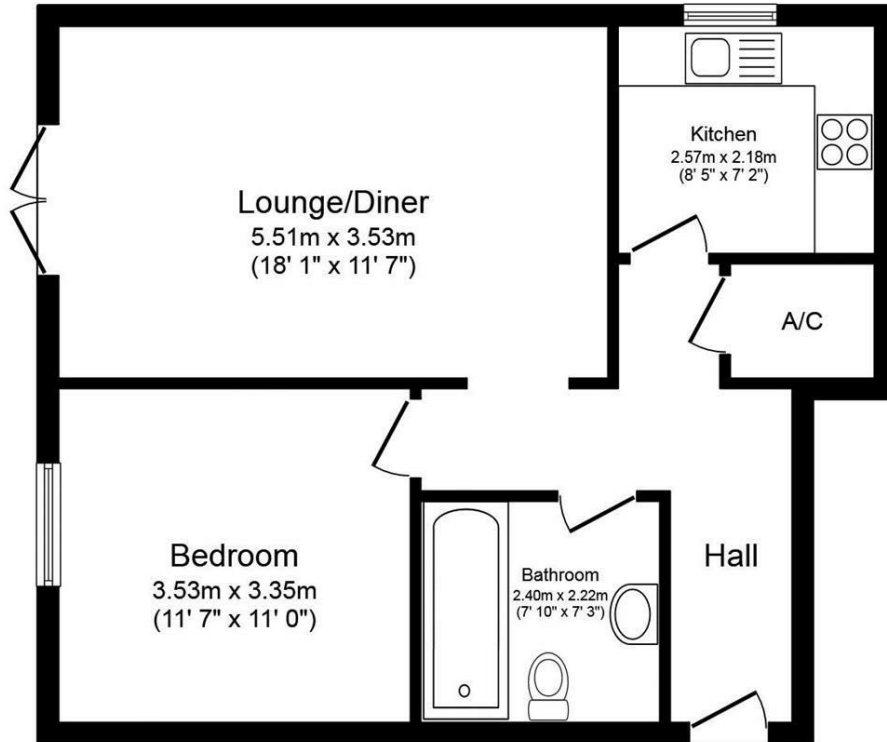


## 4 Spencer Close, Aldershot, Hampshire, GU12 4DG

FOR INVESTORS ONLY, A larger than average 1st floor Flat located just 2 minutes away from the Railway Station. It really does have a spacious feel to it that starts with a large L shaped Hallway, a super 18' Living Room, separate Kitchen with window, 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. Offered for sale with a newly installed tenant, full details provided if required.

- INVESTORS ONLY.
- 18' x 12' Living Room!
- Gas Central Heating.
- Allocated parking space.
- Tenant in situ.
- Service charges £600 PA
- Ground rent £150 PA
- Lease approx 113 years
- Council Tax band B
- Epc rating b ( 81 )

**£165,000**



### Floor Plan

Total floor area 54.2 sq.m. (584 sq.ft.) approx

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

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