



**fosters**  
sales & lettings



## 73 Victoria Road

Aldershot, GU11 1SH

£170,000

This is a very stylish ground floor conversion Flat, situated in the heart of the town centre and very conveniently situated for the Railway Station and the amenities that the town centre offers.

The Flat benefits from 2 Bedrooms, a re-fitted Kitchen which is open plan to Living Room and the Flat has Gas CH and Double Glazing too. With off road parking for 2 vehicles and a tenant in situ under an AST until March, this is a ready made investment!

- 2 Bedroom Ground Floor Flat.
- Close to town & station.
- Open plan Kitchen/Lounge.
- Off road parking for 2.
- 112 Years left on Lease.
- Tenant in situ.
- £100 ground rent
- £400 approx insurance contribution
- Council tax band B
- Epc band - (c) 72

### 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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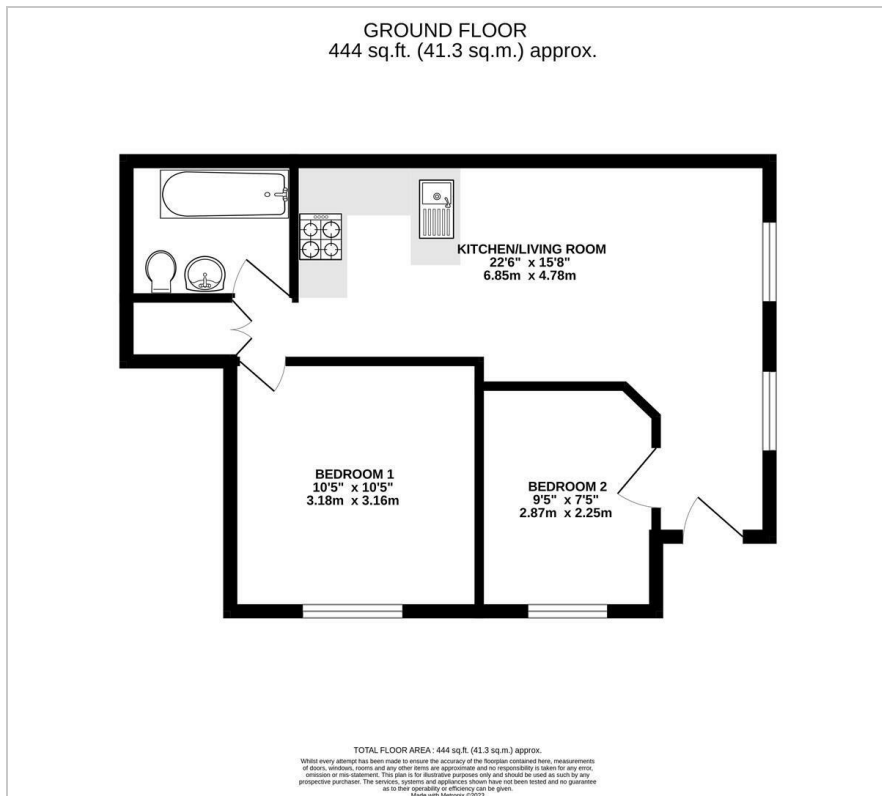
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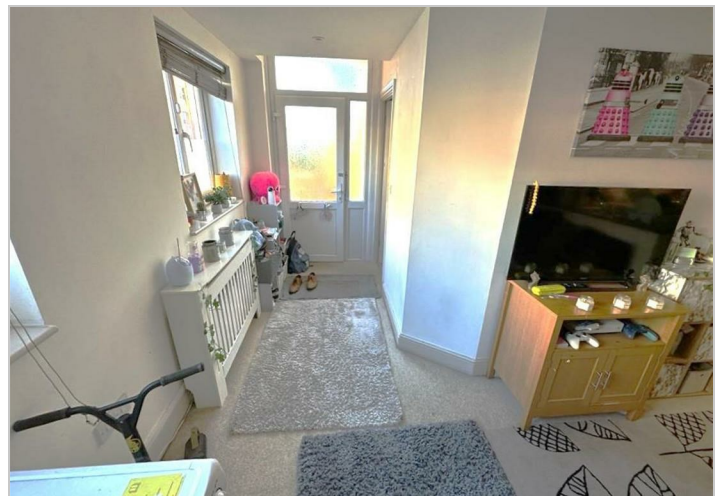
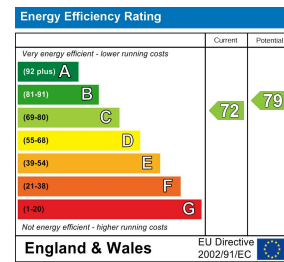
## Floor Plan



## Area Map



## Energy Efficiency Graph



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