



**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.



2



1

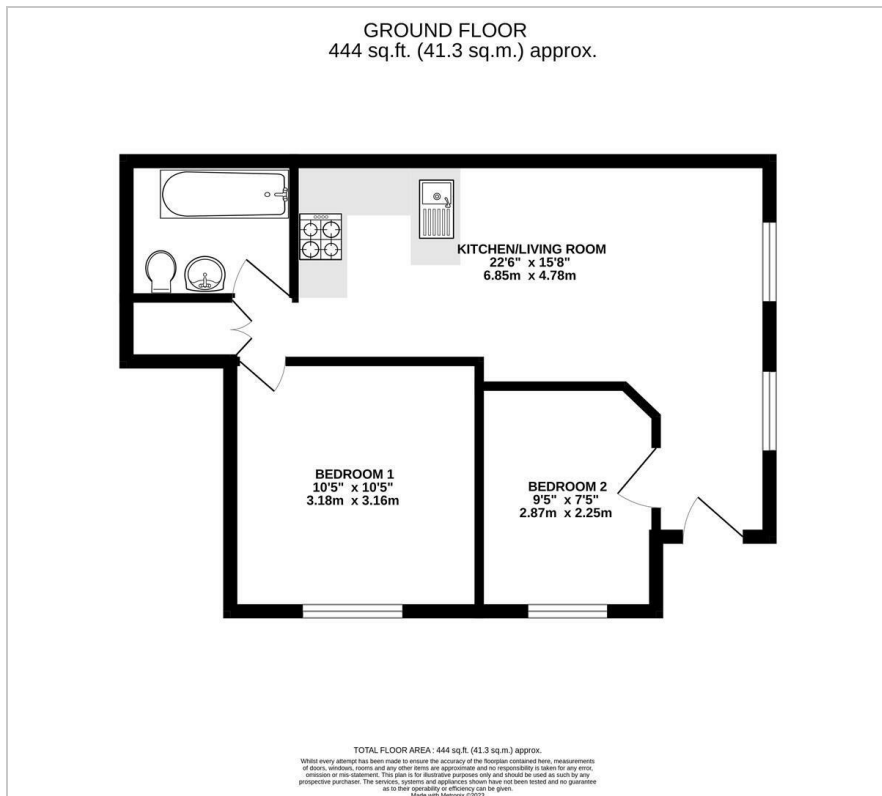


1



C

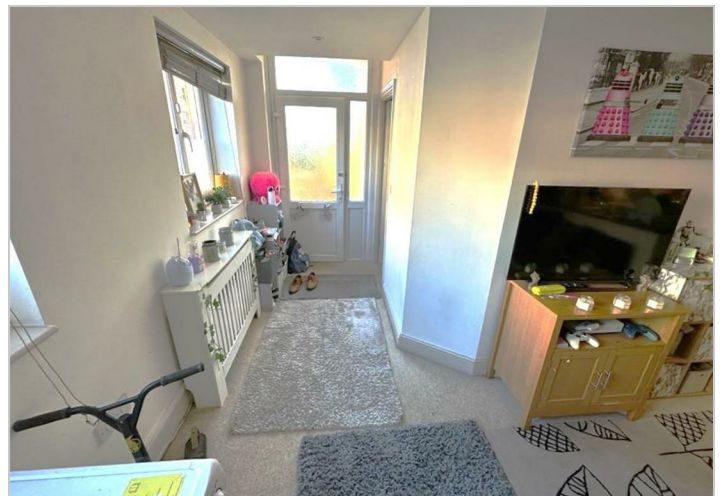
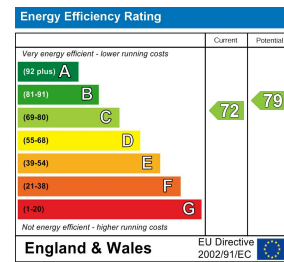
## Floor Plan



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