



fosters
sales & lettings



122 Victoria Road

Aldershot, GU11 1JX

Asking Price £435,000

A rare opportunity to acquire 3 x 1 Bedroom Flats in the very heart of Aldershot town centre. Originally converted from an old Chapel, each Flat has been fitted to a high standard and each Flat is currently let on an Assured Shorthold Tenancy basis.

There are 2 x 1st floor Flats which have underfloor heating, high specification kitchens with integrated appliances, fully tiled bathrooms and both have high ceilings. These 2 Flats also have their own loft spaces. At the rear of the ground floor is a uniquely styled 1 Bedroom Flat which has its own outside space and this Flat is also fitted to a high specification.

The sale of the property will also include the Freehold Title to the whole building, so there is no Ground Rent nor any Service Charges and the Flats are all served by a large communal hallway.

Please note that the retail unit on the ground floor is excluded from the sale and is leased on a 999 year lease with that Lessee contributing towards the building insurance. Your legal adviser will be able to provide further information in due course.

With a potential yield in excess of 7% GROSS, this is a great investment opportunity, so please feel free to contact us for further details.

- Superb Investment opportunity.
- Gross potential yield of over 7%.
- Freehold included in the Sale.
- 3 individual Flats all let on AST's.
- High specification of finish.
- Registered on one Title.
- Viewing via Fosters only!
- Tenants in situ.
- Council tax bands
- EPC - various and available on request

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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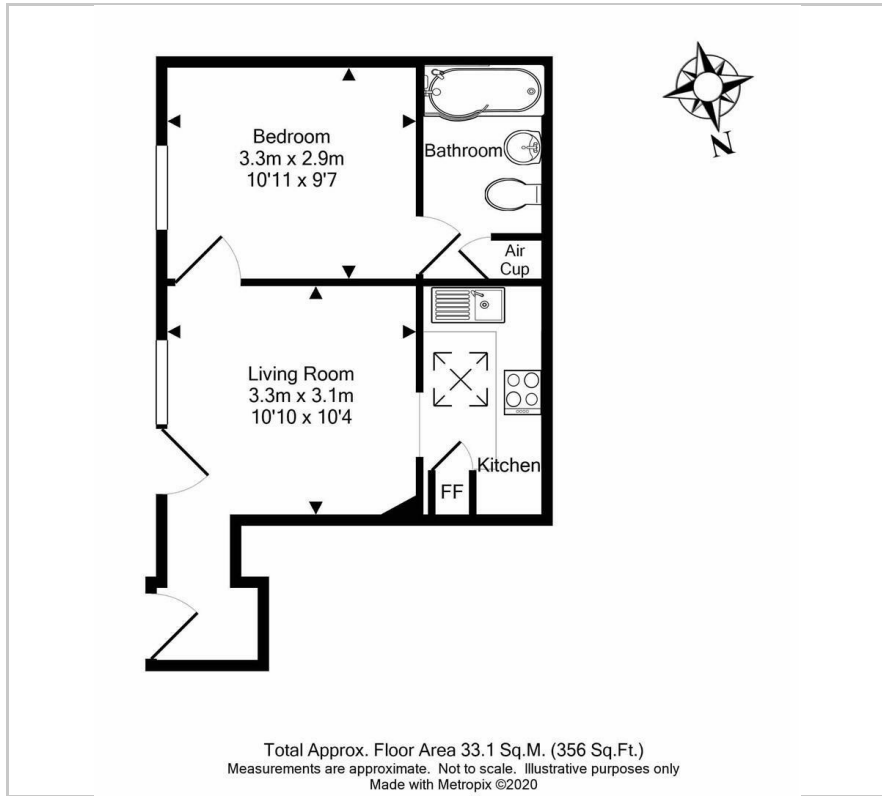
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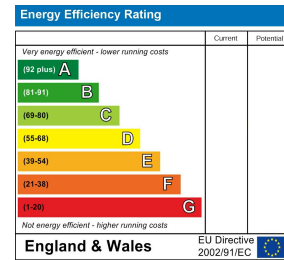
Floor Plan



Area Map



Energy Efficiency Graph



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