



**fosters**  
sales & lettings



## 40 Parsons Close

Aldershot, GU11 2EU

Asking Price £200,000

This Ground Floor Maisonette is conveniently located within walking distance of both the Town Centre and Aldershot Main Line Station, and is one of only two properties on the development to have its own front door.

The property lends itself to open plan living with a spacious lounge kitchen diner, complete with an updated fitted kitchen with modern appliances. You will also find 2 double bedrooms and a generously sized shower room. The maisonette shares access to a communal outside space, and has secure allocated parking for 2 cars. The property is immediately available with **NO ONWARD CHAIN**, so please contact us to book an early viewing and avoid disappointment.

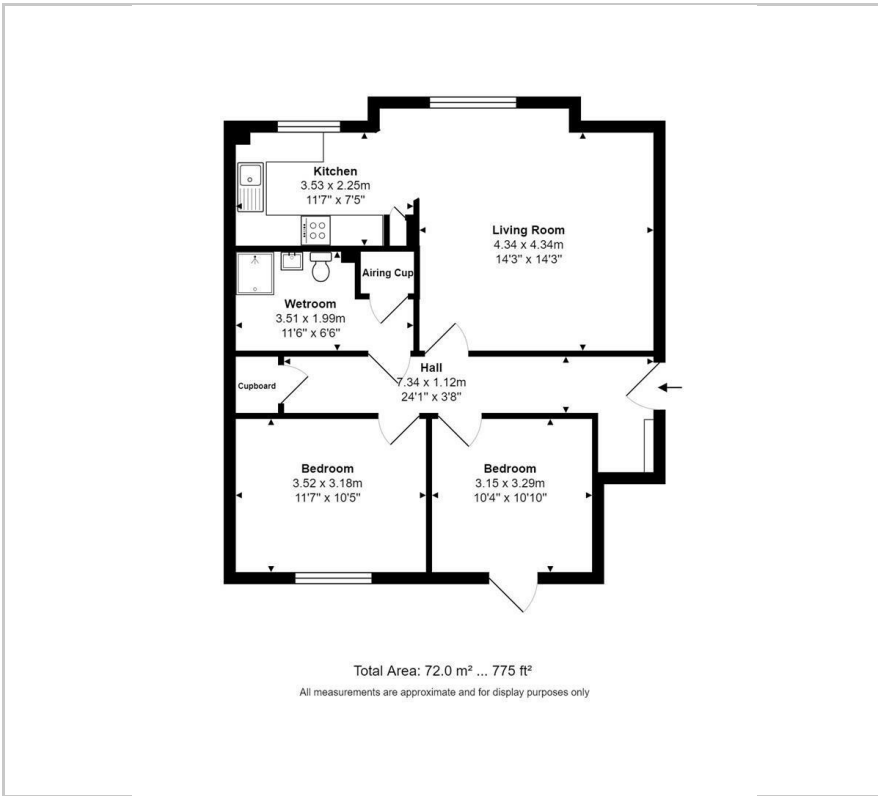
- 2 Bedroom Ground Floor Maisonette
- Gated Development and Secure Allocated Parking
- Vacant Possession - No Onward Chain!
- Spacious Lounge Diner
- Conveniently located close to Town Centre and Railway Station
- Lease 107 years
- Ground Rent included in service charge
- Annual Service Charge £864
- Council Tax band C
- EPC Energy Rating Band C (77)

### 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.



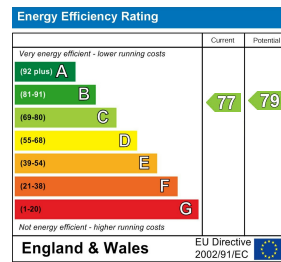
## Floor Plan



## Area Map



## Energy Efficiency Graph



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