Fosters
sales & lettings



4 Culdrose House 1 Frederick Street

Aldershot, GU11 1LQ

£85,000

Situated in the heart of Aldershot, within walking distance to the town centre and Aldershot Railway Station, is this well presented ground floor studio flat, with its own sleeping area.

With a potential rental income of £1,000 per month, the approximate gross yield sits at 11% with the approximate net yield sitting at 6%, this could be a perfect buy to let property.

The lease currently stands at 80 years and will cost approximately £10,000 to extend. The service charge has recently risen to £471 due to planned works to the building (to repair the windows, replace the fire doors). This will be reviewed next year. Included in the service charge;
-Water rates
-Building insurance
-Maintenance of the building, gardens and car park
-Bin collection
-Adding to the sinking fund

Whether you are an investor or first time buyer, or looking to downsize, please do give us a call to arrange a viewing.

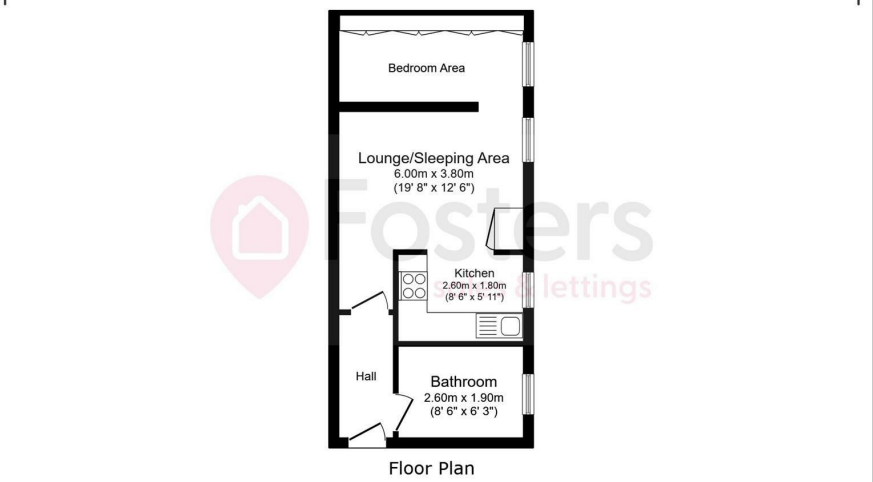
- Studio flat
- Seperate sleeping area
- Ground floor
- Potential 11% gross yield
- Walking distance to town centre
- Close to Aldershot railway station
- 80 years remaining on lease
- Service charge £471 per month
- Council tax band C
- EPC Rating to follow

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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Floor Plan



Floor Plan

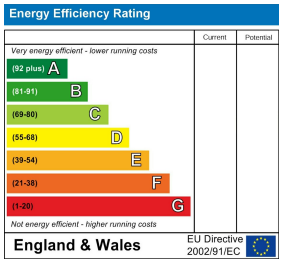
Total floor area: 31.2 sq.m. (335 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph











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