



## Flat 9, Eggars Court St. Georges Road East

Aldershot, GU12 4LN

£120,000

This attractive one-bedroom flat is located within the highly regarded Eggars Court development, exclusively designed for residents aged 60 and over.

The accommodation is bright and well-proportioned, featuring a spacious living room with a gorgeous outlook, a well-equipped fitted kitchen offering ample storage, a modern and easily accessible shower room, and a generous double bedroom. The layout is thoughtfully arranged to provide comfortable and convenient everyday living, enhanced by excellent natural light throughout.

Eggars Court is a friendly and well-maintained development, ideally situated close to local amenities and nearby green spaces. Residents benefit from well-kept communal areas, attractive gardens, and on-site support, creating a peaceful and secure environment with a strong sense of community.

- One Bedroom
- Over 60's Only!
- Bright and spacious living room
- Fitted kitchen with good storage and worktop space
- Modern shower room with accessibility features
- New 99 Year Lease upon completion
- Service Charge £2970.72 pa
- Ground rent - £0
- Council Tax Band - C
- EPC Energy Rating C

### 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

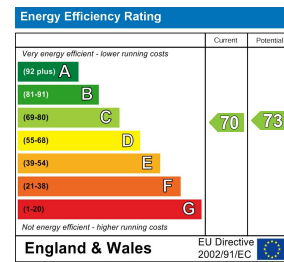


Total Area: 46.6 m<sup>2</sup> ... 502 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

## 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.

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