



## 11 Fox Court

Aldershot, GU12 4FA

Offers In The Region Of £200,000

Set within the sought-after Woodland Walk development in Aldershot, this bright and well-proportioned first-floor apartment offers comfort, convenience, and location.

Just a short, level stroll from local shops, amenities, and less than a mile from Aldershot's mainline train station and town centre, this property is ideal for commuters, first-time buyers, or investors looking for a smart, low-maintenance opportunity.

Inside, you'll find a generous living room, a fitted kitchen, two spacious bedrooms including a master with en-suite, a family bathroom, and a large L-shaped hallway with excellent built-in storage. The apartment is well-equipped with gas central heating, double glazing, and comes with two allocated parking spaces – a rare find in this area.

Offered to the market with no onward chain, this is a fantastic opportunity to secure a well-managed, modern apartment in a popular residential setting.

Don't miss out – early viewing is highly recommended.

### 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 Double Bedrooms.
- 2 Bathrooms.
- Gas Central Heating.
- No onward Chain.
- Service Charges £1836 p/a.
- Ground Rent £258 p/a.
- 131 Years left on Lease.
- Council tax band B.
- Epc rating c ( 79 ).



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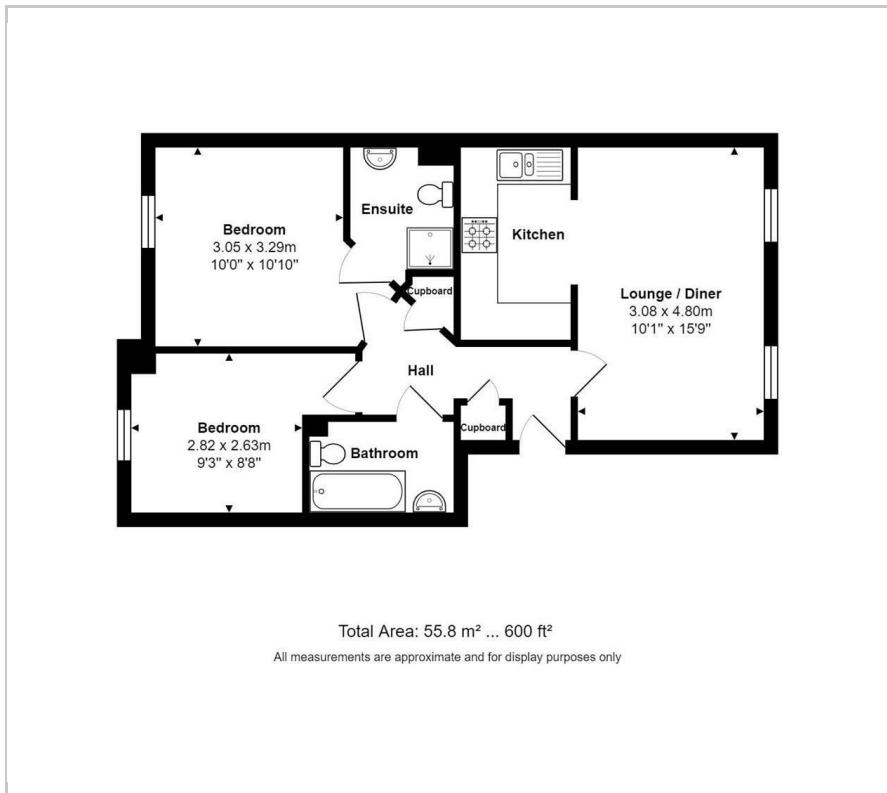
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## Floor Plan



Total Area: 55.8 m<sup>2</sup> ... 600 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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