



## Flat 2, Eggars Court St. Georges Road East

Aldershot, GU12 4LN

£135,000

This two bedroom ground floor retirement apartment is located in sought after Eggars Court, a highly popular development.

The property benefits from two bedrooms, a lounge leading to kitchen, bathroom and storage cupboards.

Eggars Court is positioned next to Manor Park for those that like to walk and the local shops are a minutes walk away with the Station and Town centre less than a mile distant. This development enjoys the benefit of a very friendly live in Manager and all residents have access to a Guest Suite for guests wishing to stay over, communal Lounge and lovely well maintained patio and gardens.

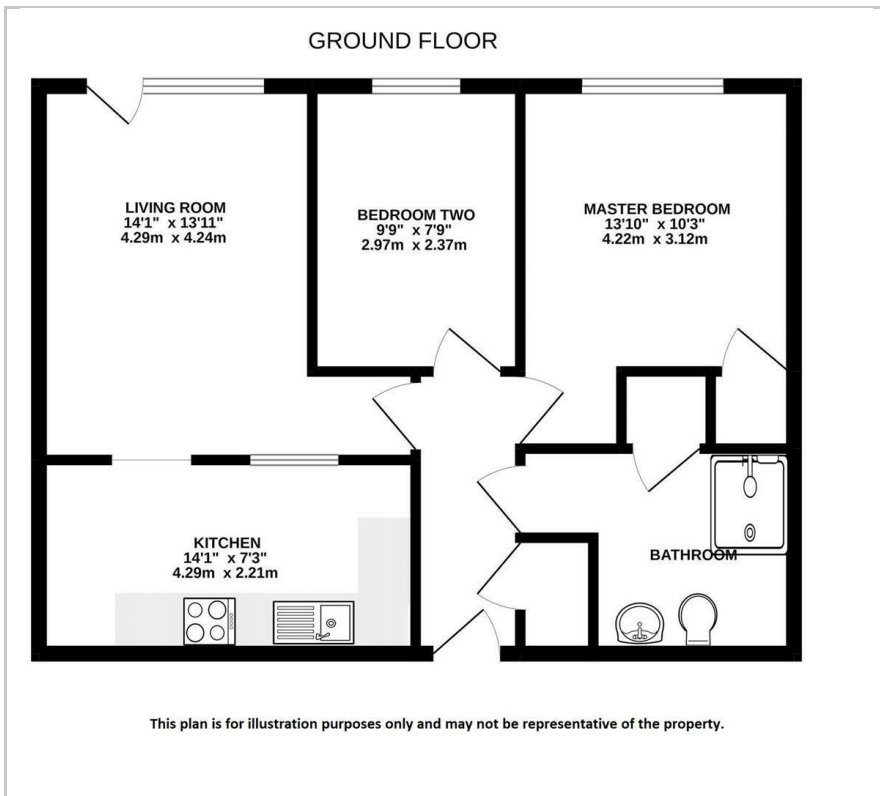
- Two bedrooms
- Ground floor
- Very popular retirement development.
- Live in Manager.
- No Chain.
- New 99 Year Lease on Completion.
- Service Charge £4143.97 pa
- Ground rent - TBC
- Council Tax band C.
- Epc rating D

### 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.



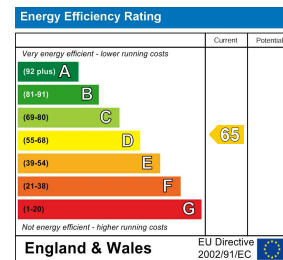
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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