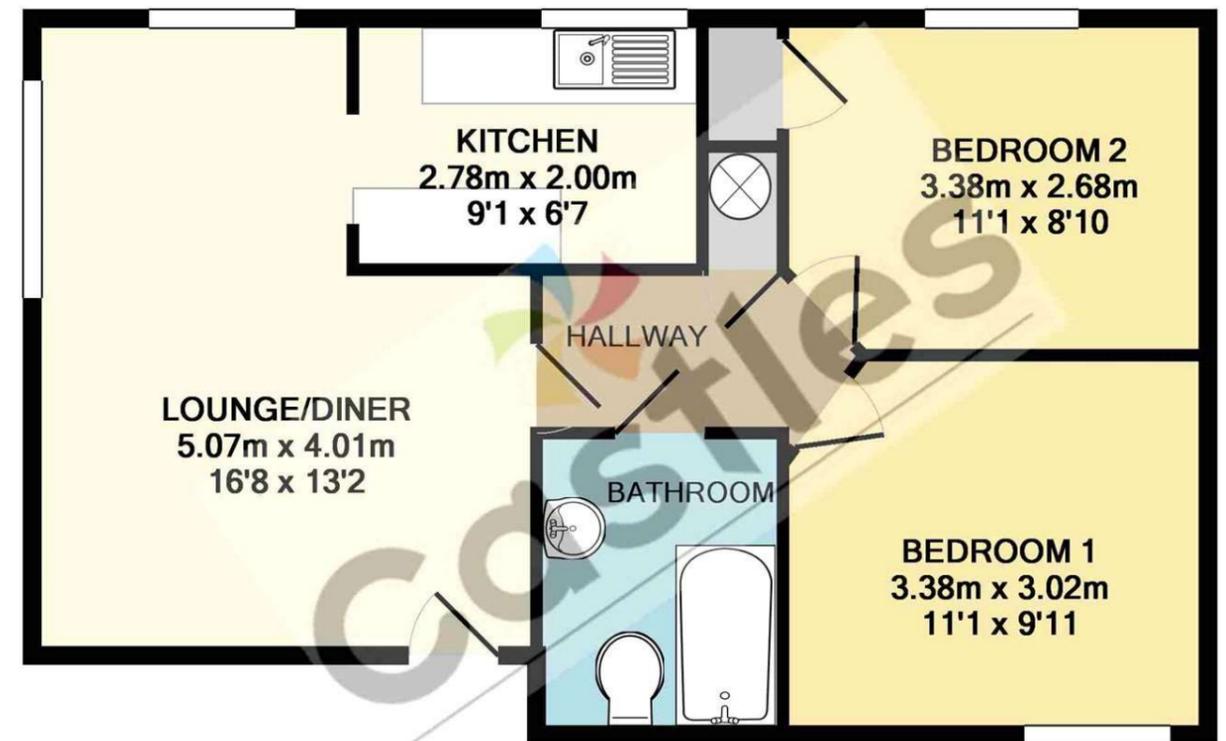




Key Features:

- KITCHEN WITH ASPECT OVER MANOR PARK
- DUAL ASPECT LIVING ROOM WITH DINING AREA
- DUAL TARRIFF ELECTRIC HEATING
- WET ROOM WITH 'MIRA' SHOWER UNIT
- TWO DOUBLE BEDROOMS
- ENTRY PHONE
- HALLWAY STORAGE CUPBOARD
- £150 RESERVATION FEE APPLIES
- NEW 99 YEAR LEASE
- MAINTENANCE CHARGES CURRENTLY £251.96 PCM
- ON FUTURE SALE 0.5% PA SALE PRICE TO SINKING FUND

Floorplan



Made with Metropix ©2018

Property Summary:

Eggars Court is conveniently located adjacent to Manor Park close to Aldershot Town Centre. The development comprises 31 flats, a communal lounge and laundry room, with a guests suite in the main building. Number 17 is positioned outside the main building with a shared staircase.

Energy Efficiency Rating

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions. The full Energy Performance Certificate for this property is available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Market Price

£110,000

Leasehold

Property Details:

Flat 17, Eggars Court, St.
Georges Road East, Aldershot,
Hampshire, GU12 4LN

A superbly positioned two bedroomed first floor retirement apartment with views across Manor Park. Ideally suiting an active retiree who is looking to downsize. This unusually spacious flat for the over 60's is both bright and airy and with the convenience of nearby communal facilities.

Call us on 01252 333003 or visit www.castles.co.uk