



Key Features:

- NEW KITCHEN
- NEW BATHROOM
- REDECORATED THROUGHOUT
- ENTRANCE HALLWAY
- BED/SITTING ROOM
- FITTED KITCHEN WITH BUILT IN OVEN AND HOB
- BATHROOM WITH SHOWER
- PARKING SPACE
- 83 YEAR LEASE REMAINING
- COMBINED SERVICE CHARGE AND GROUND RENT £1,100pa
- £595 RENTAL INCOME
- 5.7% YIELD

Floorplan



Made with Metropix ©2018

Property Summary:

St Michaels Road is an established and well regarded residential road close to Aldershot Town Centre. The Station and Manor Park are nearby, easy access is provided via A3 and A331 which gives access to the M3 and beyond.

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	65	76
(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

£125,000

Leasehold

Property Details:

Flat E, 133 St. Michaels Road, Aldershot, Hampshire, GU12 4JW

This property has just been fully refurbished throughout and now benefits from a new fitted kitchen and bathroom. Situated on the second floor of an imposing Victorian Villa this studio apartment would make an excellent first time or investment purchase. Located conveniently for both Main line Station and Town Centre the property also benefits from a private parking space. The property is offered with vacant possession with viewings via the sole agent Castles. Call us on 01252 333003 or visit www.castles.co.uk