



**Artillery Road
Aldershot
Hampshire
GU11**

Offers In Excess Of £147,000

bettermove

Artillery Road Aldershot

Bettermove are proud to present this 2 bedroom flat in Aldershot, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from high performance glazing, and gas central heating throughout, with an allocated parking space available.

The council tax band is B.

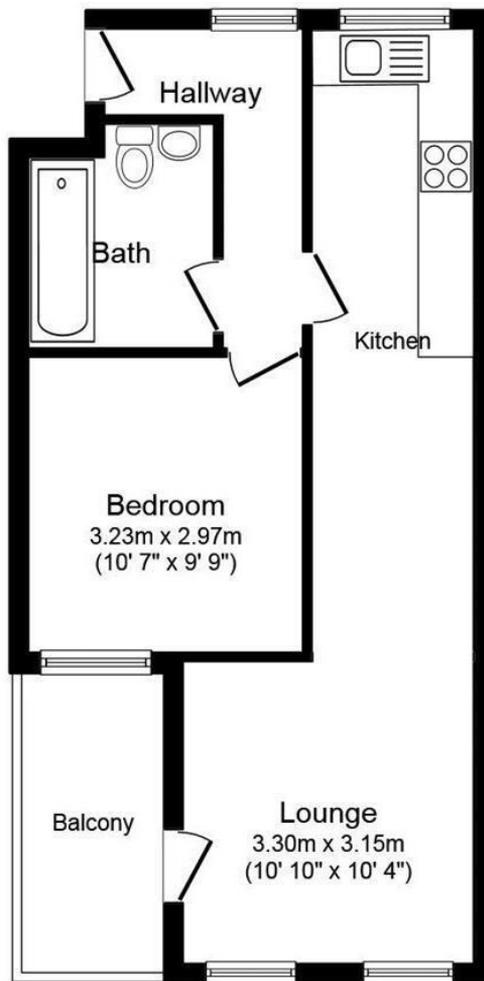
This is a leasehold property with 115 years remaining on the lease; the ground rent is £200.00 per annum, and the service charge is £1,582.00 per annum.

The interior of this beautifully presented property comprises a spacious open-plan living/kitchen area, one double bedroom, and a family bathroom. The property also benefits from a private balcony, accessible via the living room, perfect for enjoying the summer months.

Located in the popular town of Aldershot, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Aldershot Train Station, a variety of local bus routes, and quick access to the M3.

This exciting investment opportunity should not be missed. All enquiries can be made through Bettermove.





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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