

Kings Road, Gosport,  
Hampshire, PO12 1PY

£96,500



Ground Floor Flat  
Separate Lounge  
Shared Garden  
Of Interest To Buy To Let Investor

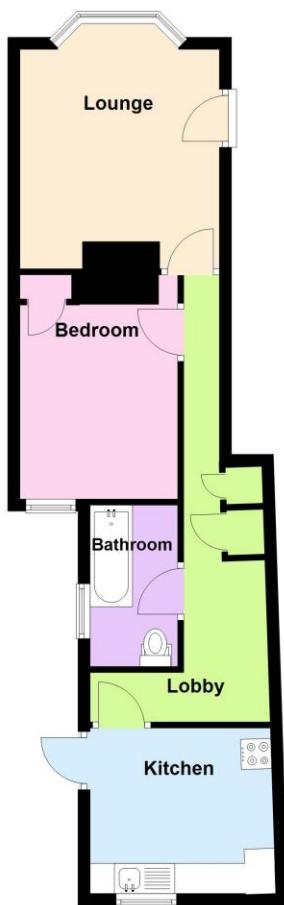
One Bedroom  
Good Size Kitchen  
Currently Let At £875 pcm

**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE  
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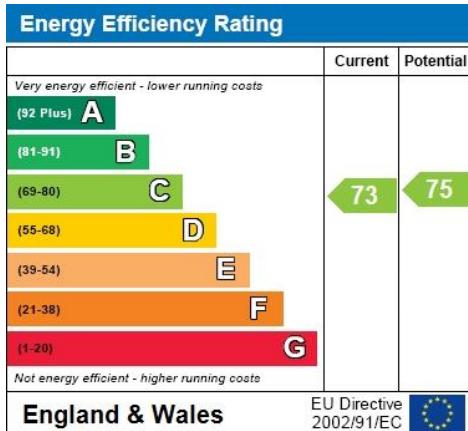
Ground Floor



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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Communal Entrance	Door to:
Lounge	13'11" (4.24m) Into Bay x 11'0" (3.35m) PVCu double glazed window, radiator, fireplace surround.
Inner Hallway	Storage cupboard, shelved cupboard, radiator.
Bedroom	10'11" (3.33m) Plus Recess x 8'6" (2.59m) PVCu double glazed window, radiator, built in cupboard.
Bathroom	8'8" (2.64m) x 4'7" (1.4m) Bath with mixer tap and shower attachment, pedestal hand basin, low level W.C., PVCu double glazed window, radiator, tiled splashbacks.
Kitchen	10'1" (3.07m) x 8'10" (2.69m) Single drainer stainless steel sink unit, base cupboards with worksurface over, gas cooker point, space for fridge/freezer, plumbing for washing machine, radiator, PVCu double glazed window, door to garden, wall mounted gas central heating boiler.
Outside	
Shared Rear Garden	With No: 66 being the right hand side.
Tenure	Leasehold. Balance of a 99 year lease from 11th June 1982. Current ground rent £0 and maintenance charges arranged with other freeholder.  We understand the owner has a share of the freehold.
	These details are provided to the best of our ability from the information provided to us by the owner, but a buyer should check the figures once the official leasehold enquiries from the management company/freeholder are received by their legal advisor as they can be subject to change. This should be done before exchanging contracts to purchase the property.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Council Tax	Band A.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a> For flood risk information visit: <a href="https://www.gov.uk/check-long-term-flood-risk">https://www.gov.uk/check-long-term-flood-risk</a>



Full Energy Performance Certificate  
available upon request

### Appointment

Date:

Time:

Person Meeting:

### Viewing Notes

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing.

Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.