

**Ark Royal House, 94 Blanchard Avenue,
Rowner, Gosport, Hampshire, PO13 8NR**

£159,995



First Floor Flat

Open Plan Living Area With Modern Kitchen

Gas Central Heating

Allocated Parking Space

Two Bedrooms

Lift

Double Glazing

Communal Bike Store

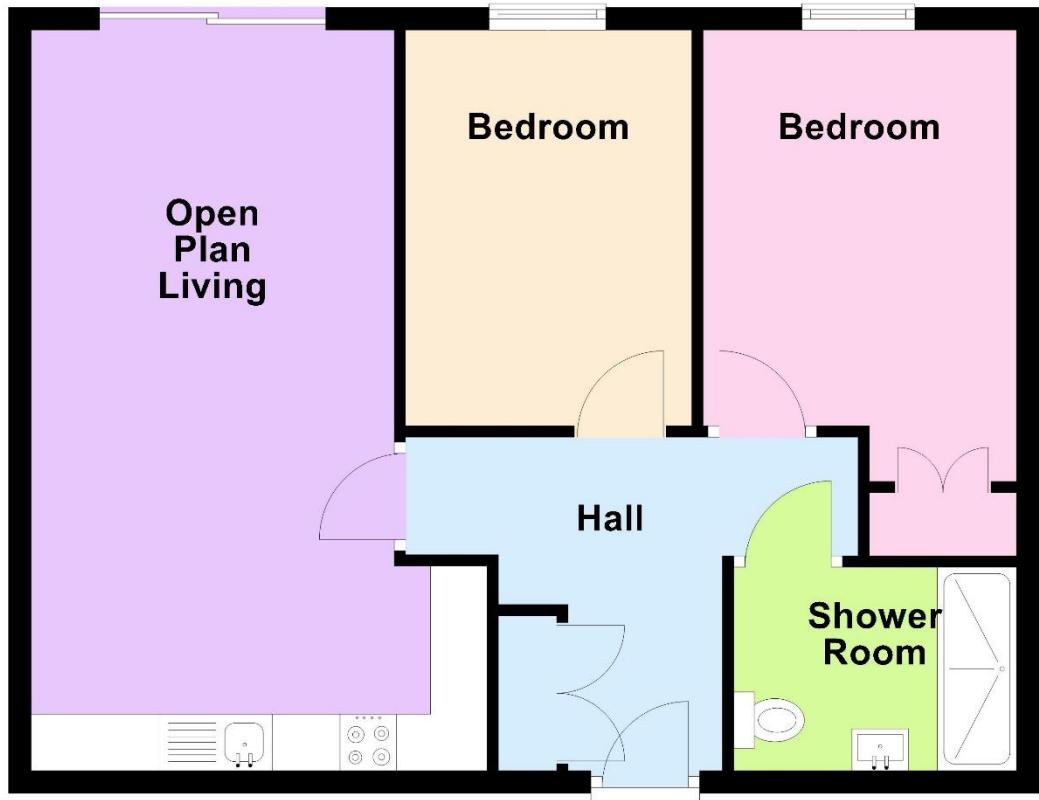
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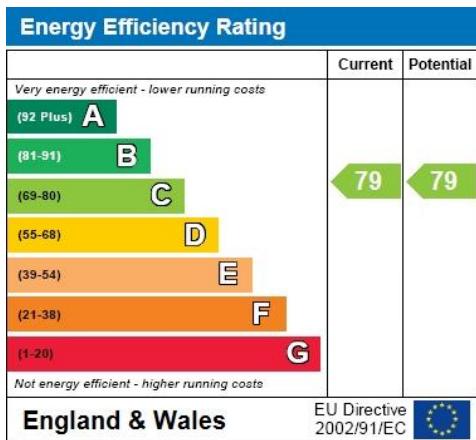
First Floor



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Communal Entrance	With lift or stairs to each floor, the flat is located on the 1st floor.
Entrance Hall	Store cupboard, meter cupboard, radiator, laminate flooring, door entry phone.
Open Plan Living Area	24'1" (7.34m) x 10'6" (3.2m) Widening to 13'2 (4.01m) To Kitchen Area, Aluminium sliding patio door with Juliette balcony with glass screen, cupboard with wall mounted gas central heating boiler, 2 radiators.
Kitchen Area	Modern range of fitted units with stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, integrated fridge/freezer, dishwasher, washer/dryer, extractor fan, laminate flooring.
Bedroom 1	12'3" (3.73m) To Wardrobe x 9'1" (2.77m) Double glazed window with shutters, radiator, built in wardrobe.
Bedroom 2	11'4" (3.45m) x 8'3" (2.51m) Double glazed window with shutters, radiator.
Modern Shower Room	White suite of double sized shower cubicle, vanity hand basin, low level W.C., aqua panel splashbacks, radiator, extractor fan, vinyl flooring.
OUTSIDE	Allocated parking space, communal bike store.
Tenure	Leasehold. Balance of a 125 year lease from 1st December 2012. Current ground rent approximately £150 per annum and maintenance charges £163.00 per month.
	We understand there is a community levy charge of £11.02 per month.
	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 B.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk



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.