

Thomas Grant Avenue,  
Gosport, Hampshire, PO12 1GR

£174,995



Spacious First Floor Apartment  
Two Bedrooms  
Modern Bathroom  
Wooden Double Glazing  
Ideal First Time Purchase

Windows On Three Aspects  
Kitchen / Breakfast Room  
Gas Central Heating  
Allocated Parking Space  
St Georges Barracks North Conservation Area

**023 9258 5588**

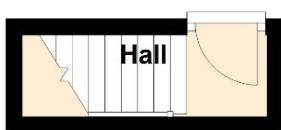
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## First Floor

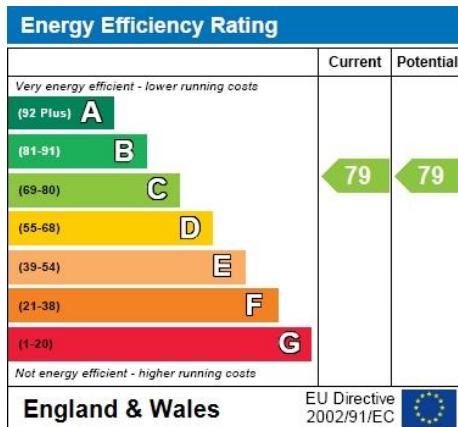
### Ground Floor



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WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	Front door, staircase leading to first floor, double glazed window, coved ceiling, double storage cupboard.
Lounge	14'0" (4.27m) x 12'10" (3.91m) Double glazed window and coved ceiling.
Kitchen / Breakfast Room	12'6" (3.81m) x 9'6" (2.9m) Widening to 13'1 (3.99m), Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, gas cooker point, plumbing for washing machine and space for fridge/freezer, wall mounted gas central heating boiler, double radiator, 2 double glazed windows, coved ceiling, tiled splashbacks.
Bedroom 1	15'7" (4.75m) x 9'0" (2.74m) Double glazed window, radiator, coved ceiling.
Bedroom 2	11'3" (3.43m) x 10'0" (3.05m) Plus Recess and Bay Window, Double glazed windows on twin aspect, coved ceiling, access to loft space, storage cupboard.
Bathroom	10'3" (3.12m) x 6'5" (1.96m) White suite of panelled bath with mixer tap and shower attachment, pedestal hand basin, low level W.C., double glazed window, radiator, tiled splashbacks, storage cupboard, coved ceiling.
<b>OUTSIDE</b>	
Front Forecourt	With iron gate, storage cupboard.
Allocated Parking	
Tenure	Leasehold. Balance of a 189 year lease from 1st May 2004. Current ground rent £0 and maintenance charge £118.49 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.	
Council Tax	Band D.
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.