

Thomas Grant Avenue,
Gosport, Hampshire, PO12 1GR

£174,995



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

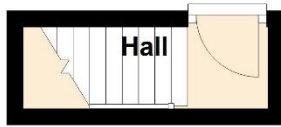
Windows On Three Aspects
Kitchen / Breakfast Room
Gas Central Heating
Allocated Parking Space
St Georges Barracks North Conservation Area

023 9258 5588

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Ground Floor



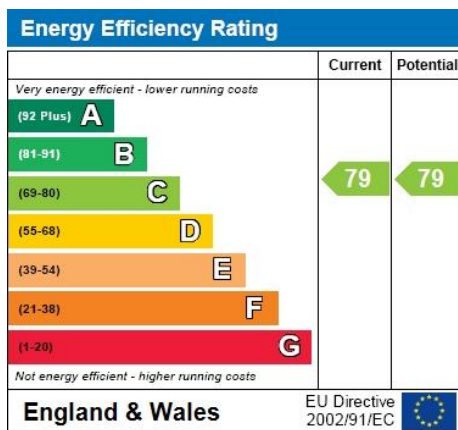
First Floor



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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.
OUTSIDE	
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: 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.