

Forton Road, Gosport,  
Hampshire, PO12 3HW

£135,000



Ground Floor Flat

Lounge

PVCu Double Glazing

Recently Redecorated & New Floor Coverings

Communal Garden Area

Two Bedrooms

11'6 x 6'7 Kitchen

Electric Heating

Residents Parking

No Forward Chain

**023 9258 5588**

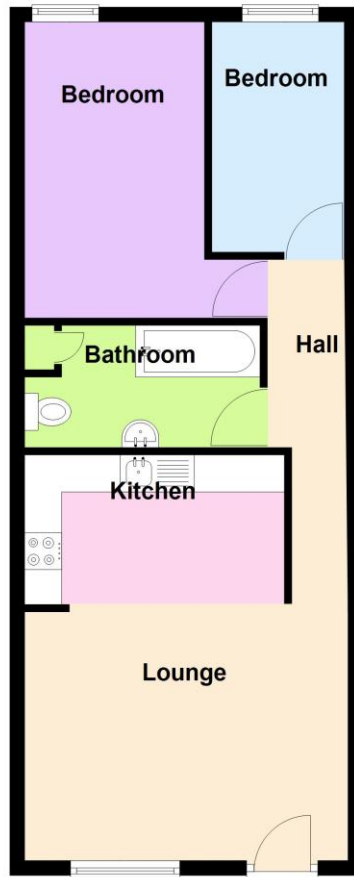
6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

To view all our properties visit:

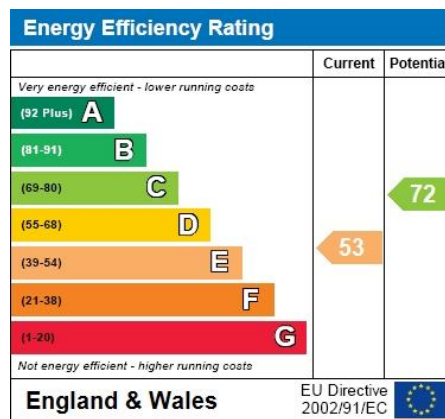
**[www.GosportProperty.com](http://www.GosportProperty.com)**

### Ground Floor



**SELLING YOUR OWN PROPERTY IN GOSPORT?**  
**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**

Lounge	14'4" (4.37m) x 10'11" (3.33m) PVCu double glazed window and door, electric panel heater, archway to:
Kitchen	11'6" (3.51m) x 6'7" (2.01m) Single drainer stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, plumbing for washing machine, space for fridge/freezer, tiled splashbacks.
Inner Hall	With electric panel heater.
Bedroom 1	13'2" (4.01m) x 7'11" (2.41m) Plus Recess PVCu double glazed window, electric panel heater.
Bedroom 2	10'0" (3.05m) x 5'10" (1.78m) PVCu double glazed window, electric panel heater.
Bathroom	10'4" (3.15m) x 5'5" (1.65m) Panelled bath, pedestal hand basin, low level W.C., tiled splashbacks, wall mounted fan heater, Triton shower over bath, airing cupboard.
Outside	Residents parking area and communal garden.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Tenure	<p>Leasehold. Balance of a 125 year lease from 23rd April 1993. Current ground rent £0 and maintenance charges £50 per month.</p> <p>We understand that the freehold is owned by the residents, through a company Camden Residents Ltd, Company Number 02662288, with each owner having a share in the Company. Prospective purchasers are advised to have this confirmed by their legal adviser.</p> <p>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.</p>
Council Tax	Band A.
Property Information	<p>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></p> <p>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></p>



Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
<p style="text-align: center; color: #00AEEF;">Viewing Notes</p>		

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.