

Ballard Court, Bury Road,  
Gosport, Hampshire, PO12 3UA

£120,000



First Floor Flat

Separate Kitchen With Window

PVCu Double Glazing

Conveniently Located To Stoke Road & Its Facilities

One Bedroom

Bathroom

Modern Electric Heating

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)

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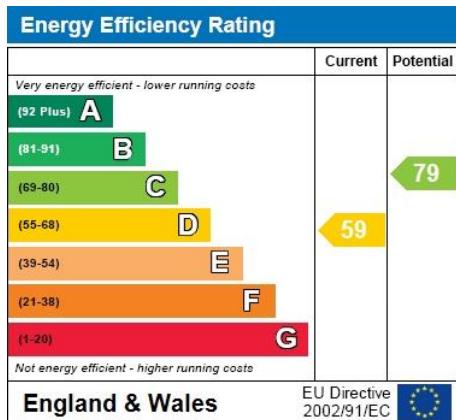
## First Floor



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

Entrance Hall	PVCu double glazed front door, storage cupboard, Georgian style glazed door to:
Lounge	19'10" (6.05m) x 10'11" (3.33m) Twin aspect room with PVCu double glazed window and door to balcony, 2 electric panel heaters, coved ceiling.
Kitchen	8'7" (2.62m) x 5'1" (1.55m) Single drainer sink unit, plumbing for washing machine, PVCu double glazed window, electric hob, space for fridge, built in cooker and tiled splashbacks.
Bedroom	10'11" (3.33m) x 10'8" (3.25m) PVCu double glazed window, electric panel heater, built in cupboard, coved ceiling.
Bathroom	5'6" (1.68m) Plus Recess x 5'4" (1.63m) Bath with shower over, low level W.C., hand basin, PVCu double glazed window, heated towel rail, tiled splashbacks, ceramic tiled floor.
Outside	Communal lawned garden.
Tenure	Leasehold. Balance of a 999 year lease from 24 <sup>th</sup> June 1962. Current ground rent £12 per year and maintenance charges £1113.76.
<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>	
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Tenure	Freehold.
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.