

Sharon Court, Forton Road,
Gosport, Hampshire, PO12 4TW

£115,000



Purpose Built One Bedroom Flat

Separate Kitchen With Window

Triple Glazed Windows

Gas Central Heating

No Forward Chain

Spacious Lounge

Shower Room

Of Interest To First Time Buyers Or
Investment Opportunity

2nd Floor Location

023 9258 5588

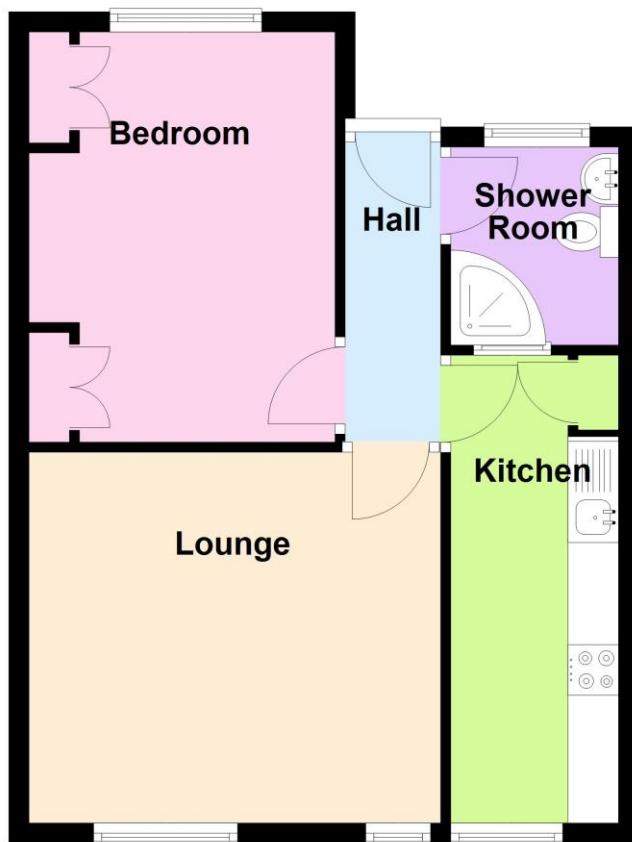
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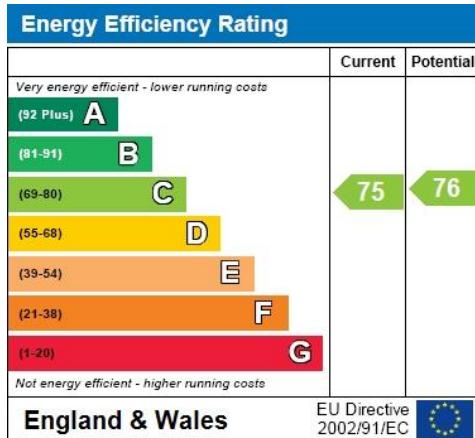
Second Floor



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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Communal Staircase	Leading to each floor. The flat is located on the 2nd floor.
Entrance Hall	PVCu front door, timber flooring, radiator.
Lounge	13'5" (4.09m) x 12'0" (3.66m) 2 Triple glazed windows with fitted shutters, radiator, coved ceiling.
Kitchen	15'2" (4.62m) x 5'5" (1.65m) Single drainer stainless steel sink unit, grey fronted wall and base units with worksurface over, built in oven and 4 ring induction hob, cooker extractor canopy over, wall mounted Ideal gas central heating boiler concealed within cupboard, plumbing for washing machine, PVCu double glazed window, shelved cupboard, coved ceiling.
Bedroom	13'4" (4.06m) x 9'11" (3.02m) PVCu triple glazed window, 2 built in cupboards, radiator.
Shower Room	Shower cubicle, panelled bath, low level W.C., tiled walls, triple glazed window, electric chrome towel rail,
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Leasehold. Balance of a 142 year lease from 24th June 2013. Current ground rent £20 per year and maintenance charges £1316.16 per year.
	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 A.
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.