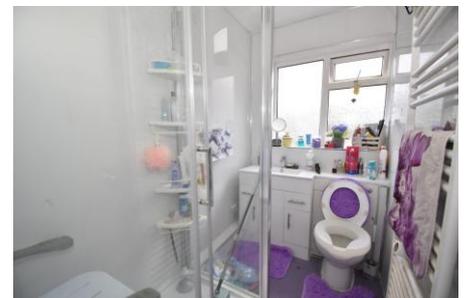


Battery Close, Elson,  
Gosport, Hampshire, PO12 4PA

£160,000



Ground Floor Flat

Spacious Open Plan Living Area

Shower Room With Window

Gas Central Heating

Garage In Block Nearby

Two Bedrooms

Modern Kitchen

PVCu Double Glazing

Direct Access To Own Garden

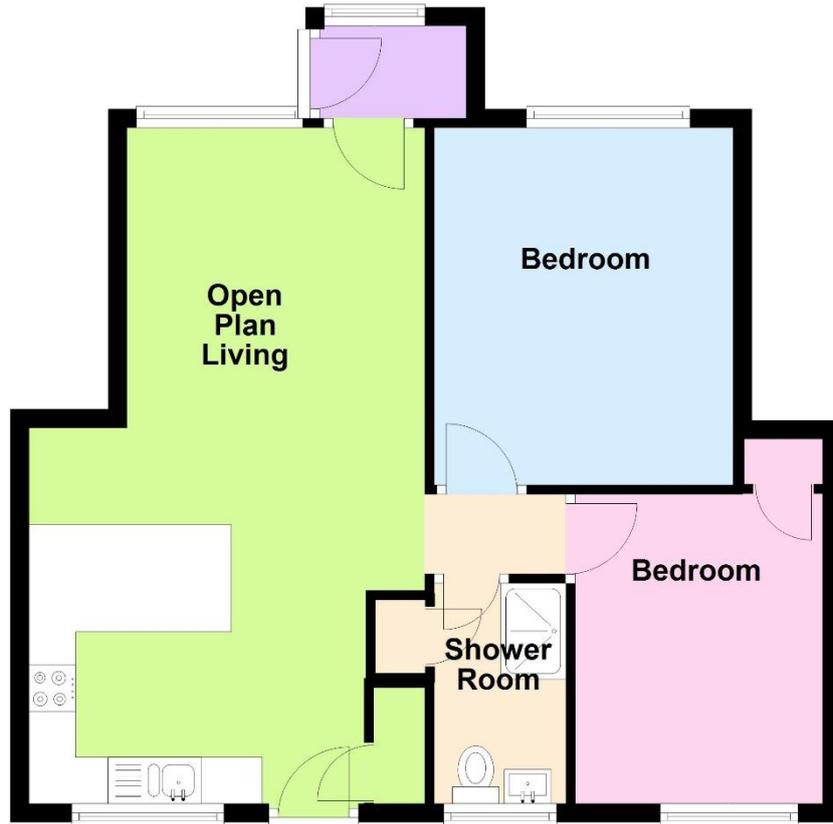
**023 9258 5588**

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

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## Ground Floor

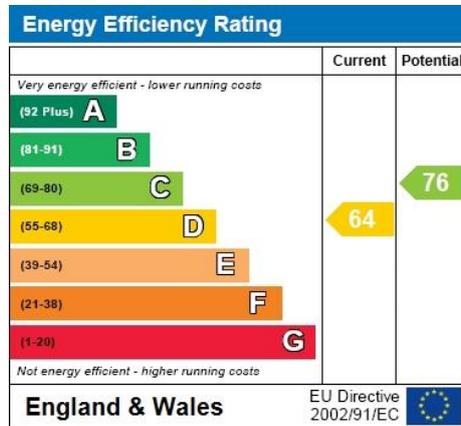


**SELLING YOUR OWN PROPERTY IN GOSPORT?  
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Porch	PVCu double glazed front door and window, glazed inner door to:
Open Plan Living Area	24'0" (7.32m) x 11'10" (3.61m) widening to 13'11" (4.24m), PVCu double glazed window, storage cupboard, LVT flooring, radiator.
Kitchen Area	1½ bowl stainless steel sink unit, fitted light grey wall and base cupboard with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, breakfast bar, plumbing for washing machine and dishwasher, space for fridge and freezer, PVCu double glazed window, storage and meter cupboards, coved ceiling, PVCu double glazed door to garden.
Inner Hallway	
Bedroom 1	12'10" (3.91m) x 10'6" (3.2m) PVCu double glazed window, radiator, coved ceiling, part timber panelling.
Bedroom 2	11'0" (3.35m) x 8'8" (2.64m) PVCu double glazed window, built in cupboard, radiator.
Shower Room	Shower cubicle, vanity hand basin with cupboard under, low level W.C., heated towel rail, PVCu double glazed window, shelved cupboard with gas central heating boiler, aqua panel splashbacks.
OUTSIDE	
Front Garden	With paving and artificial grass area, borders.
Rear Garden	With paved patio, rear pedestrian gate.
Garage	Located in block nearby.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Leasehold. Balance of a 189 year lease from 25th December 1968. No ground rent and maintenance charges approx £350 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.