

**Blake Court, South Street,
Gosport, Hampshire, PO12 1EX**

£110,000



One Bedroom Flat

Modern Shower Room

Views Of Portsmouth Harbour & Harbour Entrance

PVCu Double Glazing

8th Floor Position

Separate Kitchen

Lift

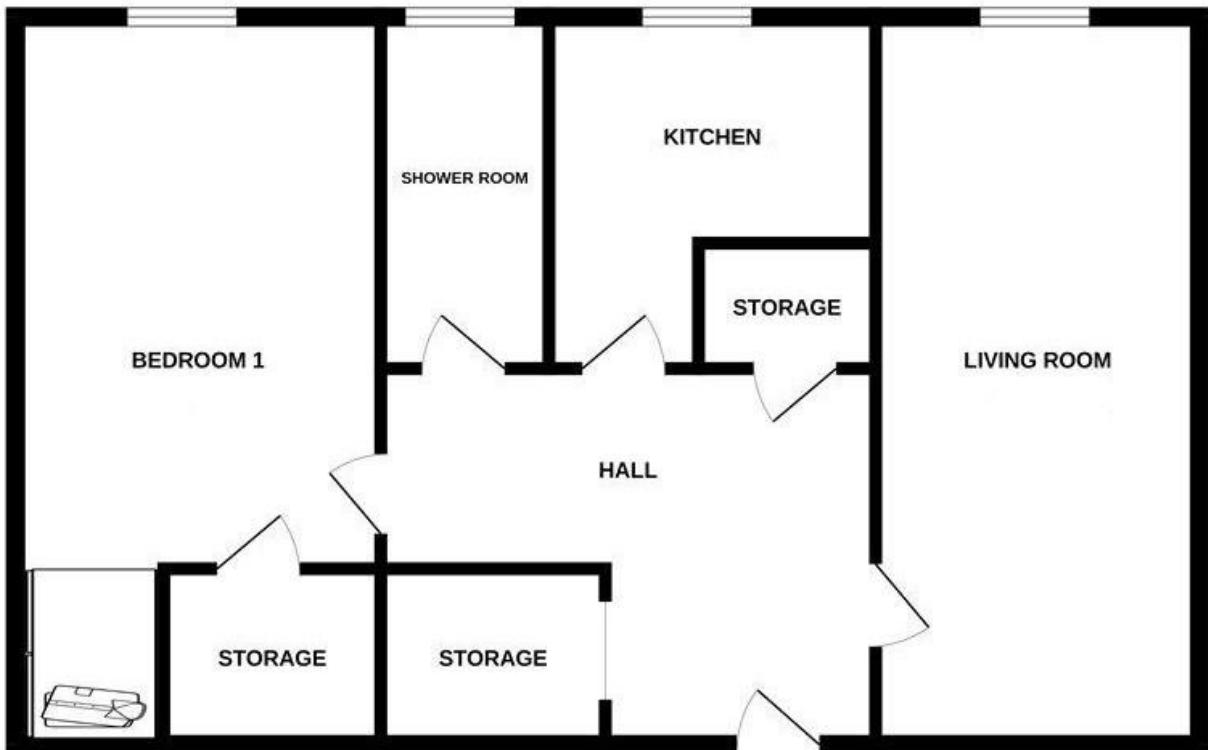
Located Close To Town Centre & Ferry Terminal

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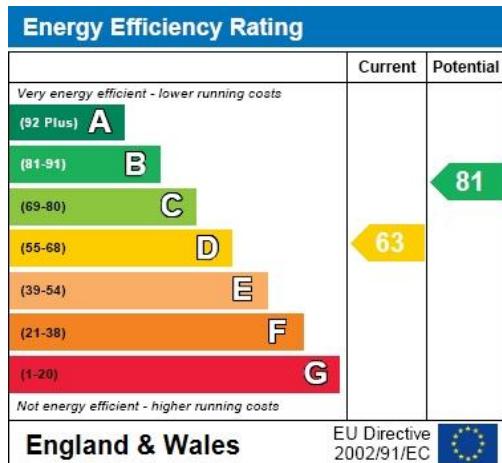
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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Communal Entrance	With lift or stair to each floor.
Entrance Hall	Meter cupboard, airing cupboard, electric panel heater, recess suitable for fridge/freezer space, door entry phone.
Lounge	15'11" (4.85m) x 9'11" (3.02m) PVCu double glazed window, electric panel heater.
Kitchen	7'8" (2.34m) Plus Recess x 5'10" (1.78m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring gas hob, plumbing for washing machine, PVCu double glazed window, tiled splashbacks.
Bedroom	12'11" (3.94m) x 8'5" (2.57m) PVCu double glazed window, built in wardrobe, fitted triple wardrobe, electric panel heater.
Shower Room	White suite of shower cubicle, vanity hand basin with cupboard under, low level W.C. with concealed cistern, PVCu double glazed window, tiled to 3 walls, wall mounted fan heater.
Tenure	Leasehold. Balance of a 125 year lease from 14th May 1984. Current ground rent £10 per annum and maintenance charge approx £176.62 per month this includes sinking fund of £150.00 per year.
Services	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	We understand that this property is connect to mains gas, electric, water and sewage.
Property Information	Band A. For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk



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.