

Godwit Close, Hardway,
Gosport, Hampshire, PO12 4JF

£150,000



Ground Floor Apartment
Lounge
Separate Dining Room
PVCu Double Glazing
Allocated Parking

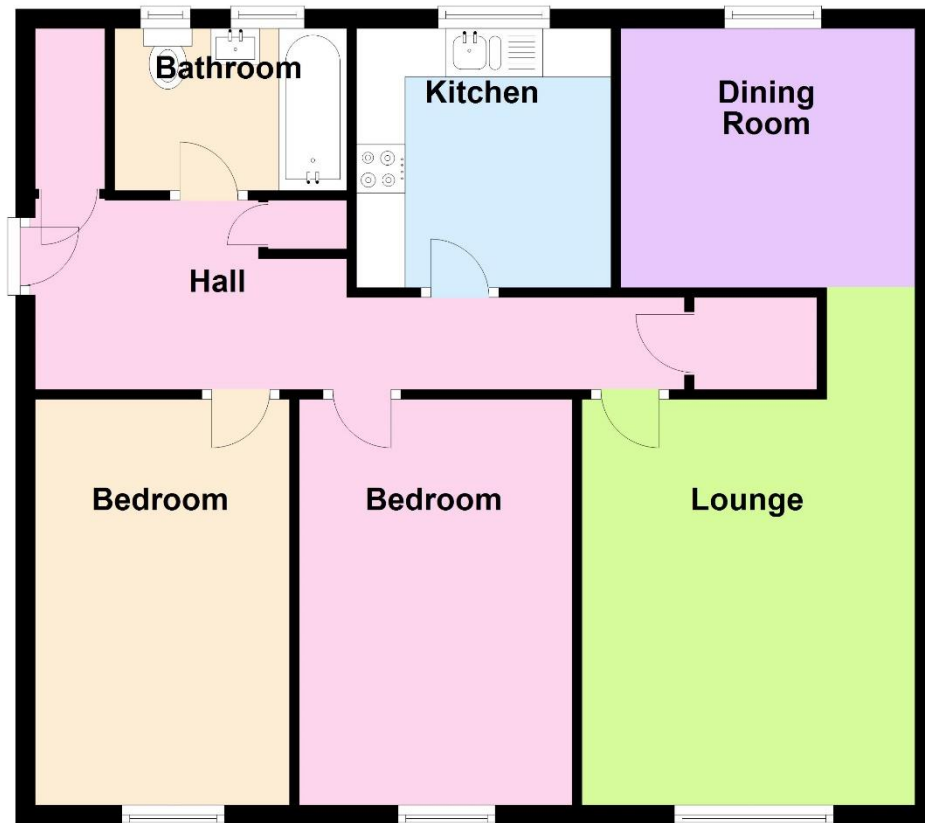
Two Bedrooms
Modern Kitchen
Bathroom With Modern White Suite
Gas Central Heating

023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE
Email: office@dimon-estate-agents.co.uk

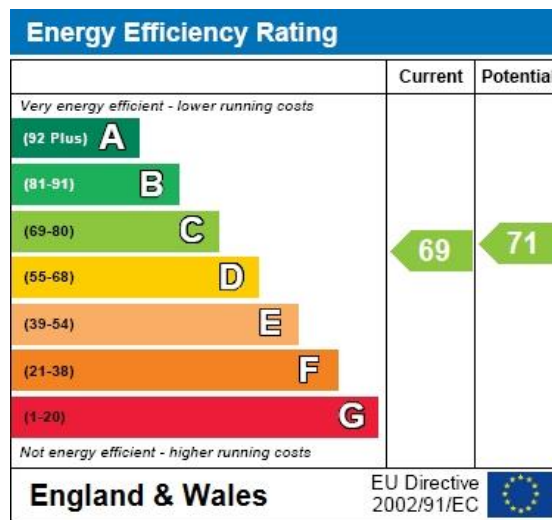
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Ground Floor



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Communal Security Gate	
Entrance Hall	PVCu front door with double glazed panel, radiator, cupboard with wall mounted gas central heating boiler, 2 further storage cupboards, oak wood flooring.
Lounge	13'8" (4.17m) x 11'3" (3.43m) PVCu double glazed window, single radiator, dado rail, coved ceiling, oak wood flooring.
Kitchen	8'8" (2.64m) x 8'6" (2.59m) 1 1/2 bowl stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring electric ceramic hob, plumbing for washing machine and dishwasher, space for fridge/freezer, tiled splashbacks, PVCu double glazed window, set ceiling, extractor fan, etched glass door to:
Dining Area	9'9" (2.97m) x 8'8" (2.64m) PVCu double glazed window, radiator, dado rail, coved ceiling, access to lounge, oak wood floor.
Bedroom 1	13'7" (4.14m) x 9'3" (2.82m) PVCu double glazed window, radiator, coved ceiling, laminate flooring.
Bedroom 2	13'7" (4.14m) x 8'6" (2.59m) PVCu double glazed window, radiator, coved ceiling, laminate flooring.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, shower screen, vanity hand basin, low level W.C., with concealed cistern, 2 PVCu double glazed windows, tiled splashbacks, chrome heated towel rail.
OUTSIDE	Store cupboard, allocated parking space, residents drying area, visitors parking, communal lawned areas.
Tenure	<p>Leasehold. Balance of a 999 year lease from 1st January 1999. Current ground rent peppercorn (£0) and maintenance charge £935.86 per year.</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.



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.