

Brockhurst Road,  
Gosport, Hampshire, PO12 3AL

£155,000



Two Bedrooms Flat

Lounge

Bathroom With White Suite

PVCu Double Glazing With Additional  
Secondary Glazing

In Our Opinion, An Ideal First Purchase

Located On The 2nd Floor

Separate Kitchen With Window

Gas Central Heating

Allocated Parking Space

**023 9258 5588**

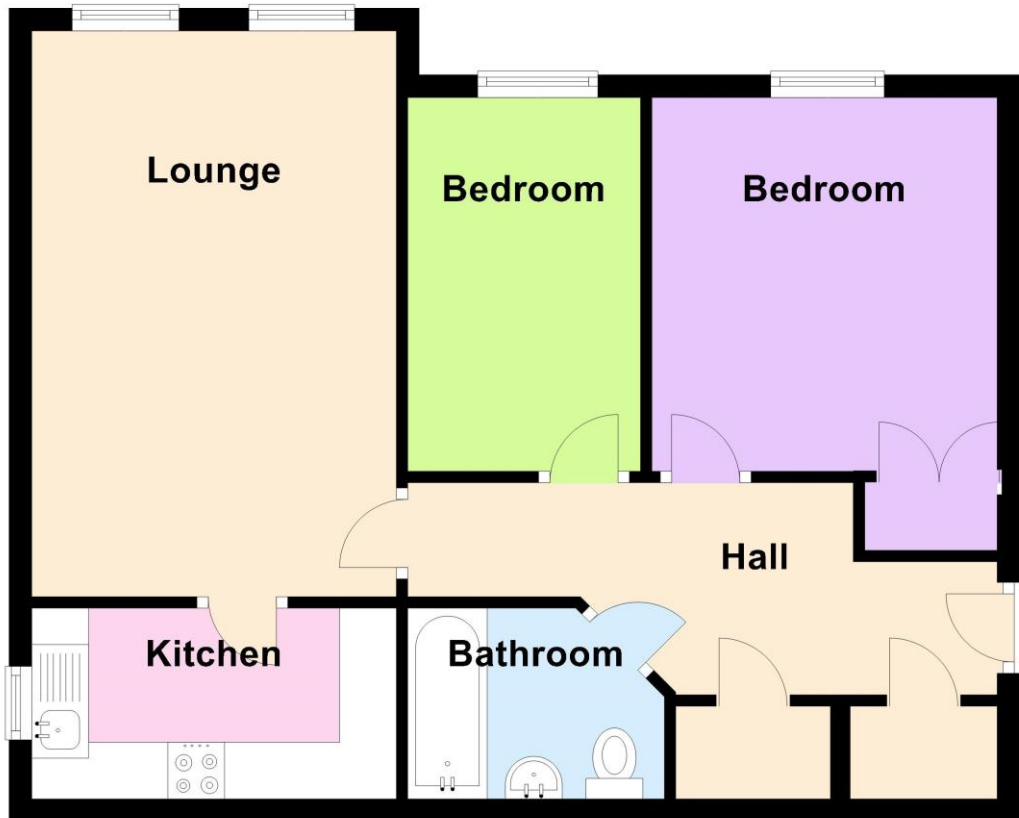
6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

To view all our properties visit:

**[www.GosportProperty.com](http://www.GosportProperty.com)**

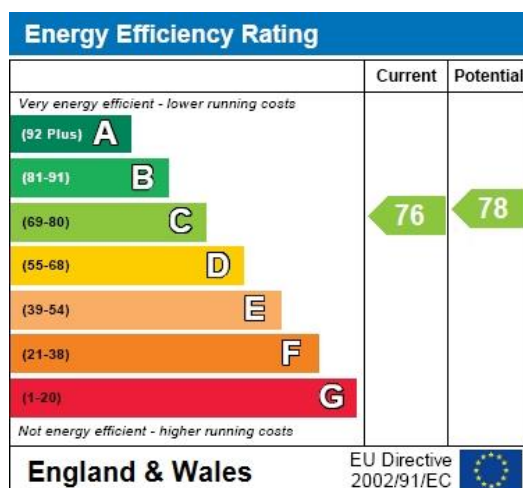
## Second Floor



**SELLING YOUR OWN PROPERTY IN GOSPORT?**  
**WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 54 YEARS**  
**AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Communal Entrance	Stairs leading to each floor. The flat is located on the 2nd floor.
Entrance Hall	Door entry phone, 2 storage cupboards with power.
Lounge	16'3" (4.95m) x 10'6" (3.2m) 2 PVCu double glazed windows with additional secondary glazing, radiator, coved ceiling.
Kitchen	10'5" (3.18m) x 5'6" (1.68m) Single drainer sink unit, wall and base units with worksurface over, built in oven and 4 ring gas hob, plumbing for washing machine, space for fridge/freezer, tiled splashbacks, PVCu double glazed window, Vaillant gas central heating boiler which we understand was installed in January 2023 with the remainder of a 10 year warranty.
Bedroom 1	11'3" (3.43m) x 9'11" (3.02m) PVCu double glazed window with additional secondary glazing, radiator, built in double cupboard.
Bedroom 2	11'4" (3.45m) x 6'9" (2.06m) PVCu double glazed window, radiator.
Bathroom	7'5" (2.26m) x 5'6" (1.68m) White suite of panelled bath with mixer tap and shower attachment, pedestal hand basin, low level W.C., tiled splashbacks, radiator, shaver point, extractor fan.
OUTSIDE	Allocated parking space.
Tenure	<p>Leasehold. Balance of a 125 year lease from 1st January 2004. Current ground rent £200 per annum and maintenance charges £108.70 per month (£1304.40 per annum), which includes building insurance.</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 B.
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>





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.