

Mandarin Way, Rowner,
Gosport, Hampshire, PO13 8DP

£160,000



Top Floor Flat

Lounge

Electric Heating

Bathroom With White Suite

In Our Opinion, A Well Presented Flat

Two Bedrooms

Kitchen / Dining Room

PVCu Double Glazed Window

Outside Ground Floor Store Cupboard

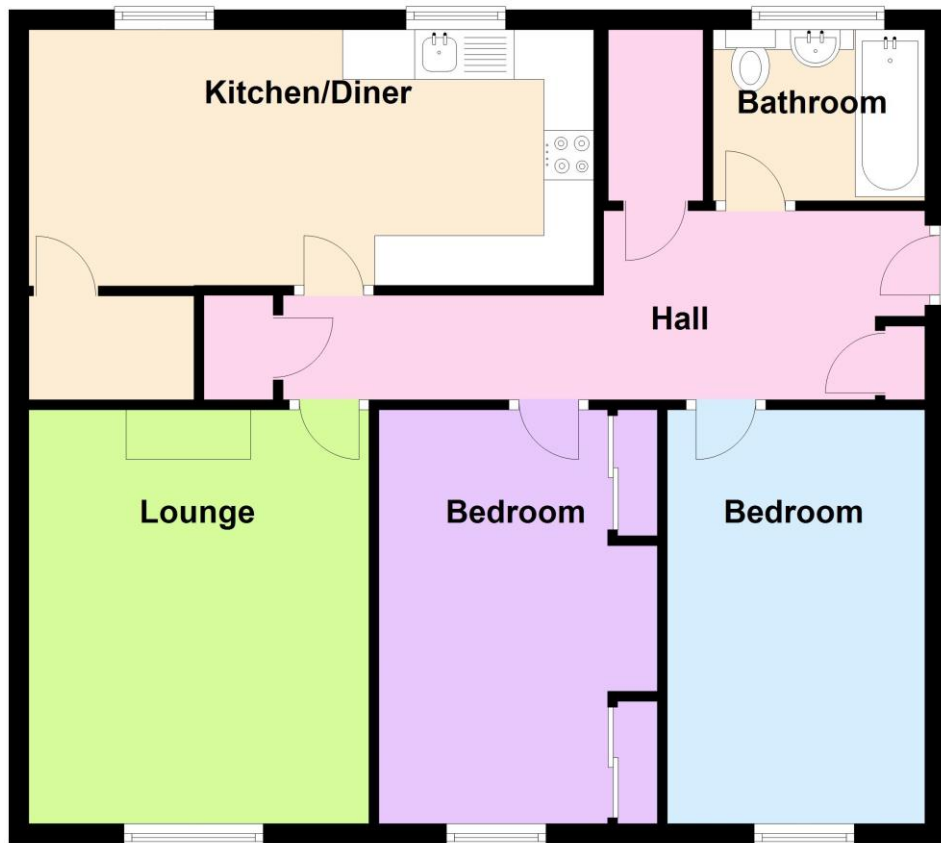
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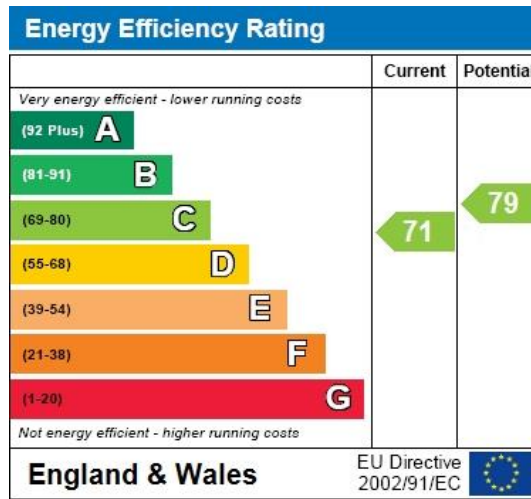
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Second Floor



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	The flat is located on the 2nd floor.
Entrance Hall	Composite front door with glazed panel, meter and storage cupboard, airing cupboard, shelved storage cupboard, electric panel heater, coved ceiling.
Lounge	11'2" (3.4m) x 13'6" (4.11m) plus window seat, PVCu double glazed window with window seat, dado rail, electric radiator, coved ceiling.
Kitchen / Dining Room	18'8" (5.69m) x 8'5" (2.57m) Single bowl sink unit, cream fronted wall and base units with worksurface over, built in oven and 4 ring electric hob with cooker extractor hood over, integrated dishwasher, plumbing for washing machine, 2 PVCu double glazed windows, ceramic tiled floor, tiled splashbacks, electric heater, large walk in cupboard with space for fridge/freezer, shelving.
Bedroom 1	9'2" (2.79m) Into Recess x 13'8" (4.17m) PVCu double glazed window, radiator, fitted wardrobes and bridging unit over bed recess, electric heater, coved ceiling.
Bedroom 2	13'7" (4.14m) x 8'6" (2.59m) PVCu double glazed window, electric heater, laminate flooring, coved ceiling.
Bathroom	White suite of panelled bath, Mira shower over, vanity hand basin, low level W.C. with concealed cistern, PVCu double glazed window, ceramic tiled floor, tiled walls, chrome heated towel rail.
Outisde	Individual store shed located on the ground floor. Parking space.
Tenure	Leasehold. Balance of a 999 year lease from 29th June 2020. Current ground rent is peppercorn (£0) and maintenance charges £900 per annum. 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.



Full Energy Performance Certificate
available upon request

Appointment		
Date:	Time:	Person Meeting:
<p style="text-align: center;">Viewing Notes</p>		

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 you legal representative to confirm this information before exchanging contracts.