

Shannon Court, Priddy's Hard,
Gosport, Hampshire, PO12 4LU

£220,000



Two Bedroom 2nd Floor Apartment
Overlooking Portsmouth Harbour

Lounge, Bedroom 1 & Bedroom 2 Have
Views Of Harbour

Electric Heating

Allocated Parking Space

This Block Has A Lift Unlike Other Blocks
On Development

En-Suite Shower Room To Main Bedroom

Door Entry Security Phone

No Forward Chain

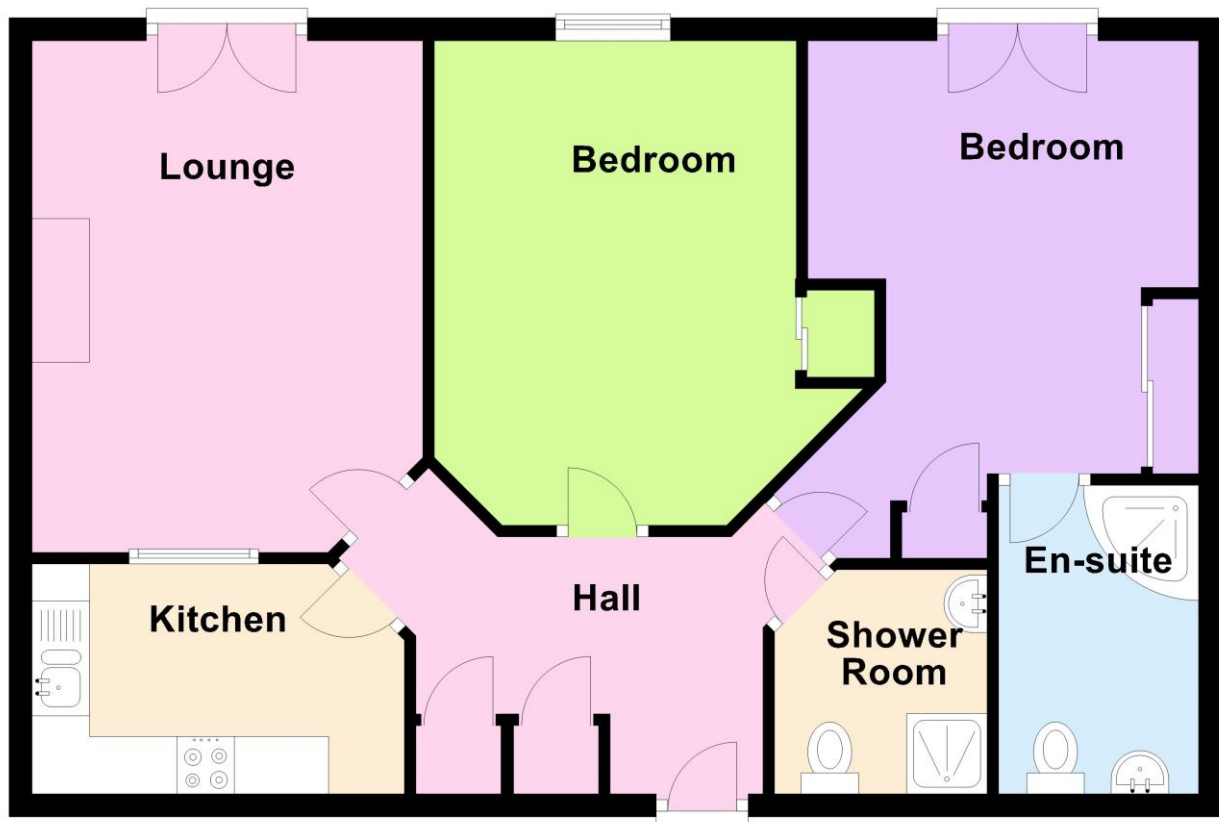
023 9258 5588

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

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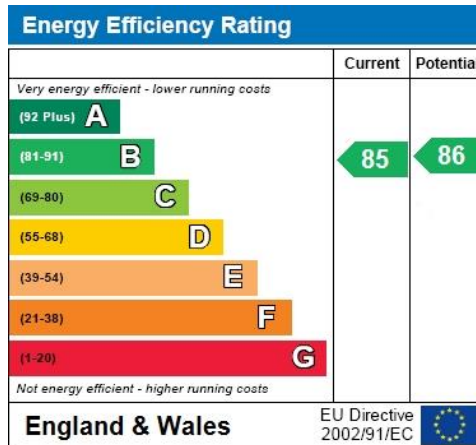
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Second Floor



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

Communal Entrance Hall	With lift and stairs to each floor. The flat is located on the 2nd floor.
Entrance Hall	Airing cupboard with shelving, meter and storage cupboard with shelving, door entry phone, coved ceiling.
Lounge	14'7" (4.45m) x 11'1" (3.38m) PVCu double glazed French doors and Juliette balcony with views of Portsmouth Harbour, fireplace with marble style hearth and electric fire, storage heater, coved ceiling.
Kitchen	10'7" (3.23m) x 6'6" (1.98m) 1 1/2 bowl composite sink unit, wall and base units with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, plumbing for washing machine and space for dryer, space for fridge/freezer, tiled splashbacks.
Bedroom 1	12'5" (3.78m) Plus Recess x 11'2" (3.4m) Max Fitted bedroom furniture and built in double wardrobe with sliding mirror fronted doors, PVCu double glazed French doors, Juliette balcony giving views of Portsmouth Harbour, storage heater.
En-Suite Shower Room	White suite of shower cubicle with Mira shower, aqua panel splashbacks, vanity hand basin, low level W.C., fitted drawer unit with worktop, extractor fan, shaver point, chrome heated towel rail.
Bedroom 2	14'1" (4.29m) x 10'4" (3.15m) PVCu double glazed window with views of Portsmouth Harbour, built in double wardrobe with mirror fronted sliding doors, storage heater (currently used as a Dining Room).
Shower Room	Shower cubicle, vanity hand basin, low level W.C., tiled splashbacks, shaver point, wall mounted fan heater, extractor fan.
OUTSIDE	Allocated parking space and visitors parking space for visitors only
Tenure	Leasehold. Balance of a 999 year lease from 1st June 2000. Current ground rent £225.00 per annum and maintenance charge £1832.16 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 D.



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.