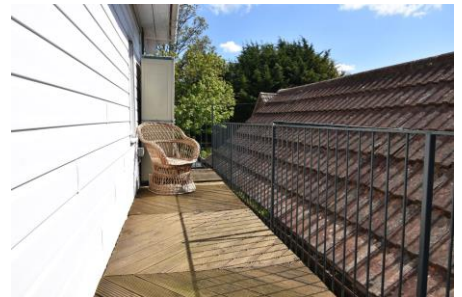


Royal Oak Court,  
76 Brockhurst Road, Gosport, Hampshire, PO12 3DF

£125,000



First Floor Apartment  
Separate Kitchen With Window  
Electric Heating  
Allocated Parking Space

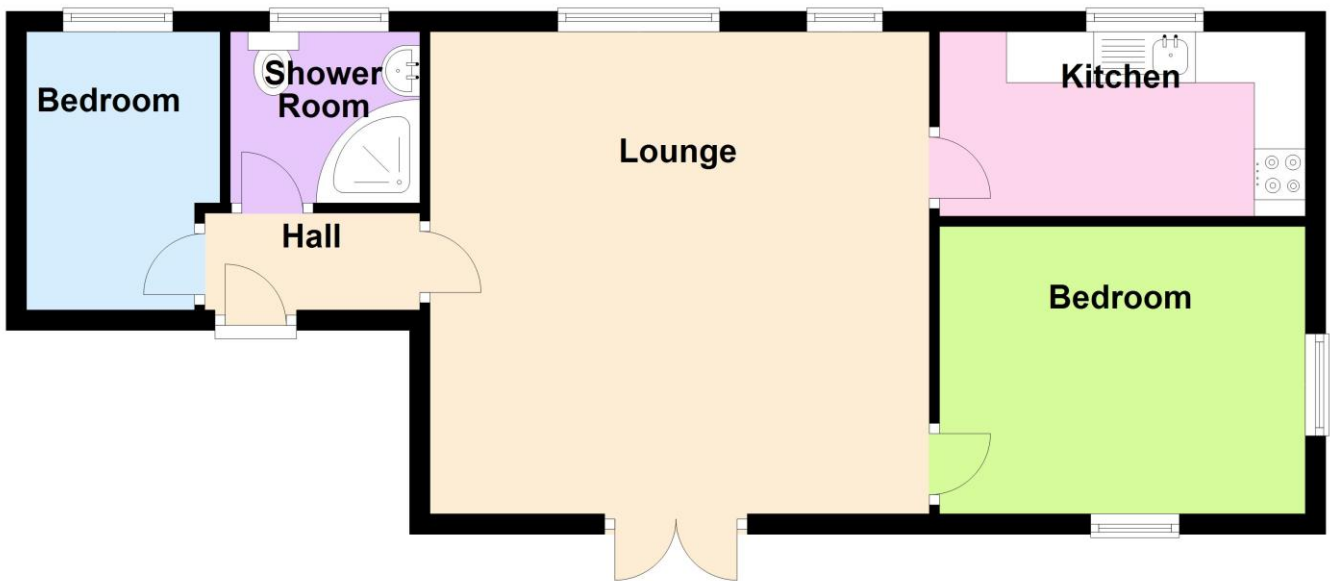
Spacious Lounge With Balcony  
Shower Room  
PVCu Double Glazing  
No Forward Chain

**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)

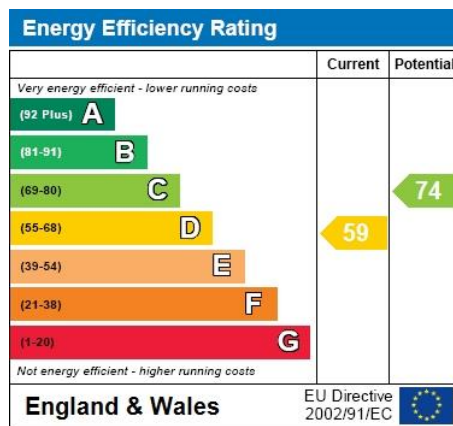
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## First Floor



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**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	With door entry system, staircase leading to first floor.
Entrance Hall	Door entry phone.
Lounge	15'6" (4.72m) x 14'5" (4.39m) Raised plinth for TV and inset electric fire, coved ceiling, Fischer electric panel radiator, 2 PVCu double glazed windows and French doors to balcony with iron balustrade and decking,
Kitchen	11'9" (3.58m) x 5'11" (1.8m) Single drainer stainless steel sink unit, white fronted wall and base units with worksurface over, electric cooker point, space for fridge/freezer, plumbing for washing machine, PVCu double glazed window, coved ceiling, electric panel heater.
Bedroom 1	11'10" (3.61m) x 9'2" (2.79m) Twin aspect room with 2 PVCu double glazed windows, coved ceiling, access to loft space.
Bedroom 2	8'11" (2.72m) x 6'2" (1.88m) Max PVCu double glazed window, electric panel heater.
Shower Room	Shower cubicle with Triton shower, pedestal hand basin, low level W.C., PVCu double glazed window, tiled walls, electric heated towel rail, coved ceiling.
OUTSIDE	
Allocated Parking	
Tenure	Leasehold. Balance of a 125 year lease from 29th September 1988. Current ground rent £60 per year and maintenance charge £1644 per year.  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; color: #00AEEF;">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 your legal representative to confirm this information before exchanging contracts.