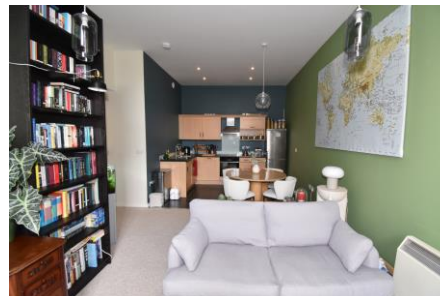


St Georges Walk, St Georges Barracks,  
Gosport, Hampshire, PO12 1FH

£125,000



Lower Floor Apartment

Lounge

Bedroom

Electric Heating

Allocated Parking

Grade II Listed & Within A Conservation Area

Open Plan Kitchen

Shower Room

Door Security Phone

In Our Opinion, Convenient To The Town Centre

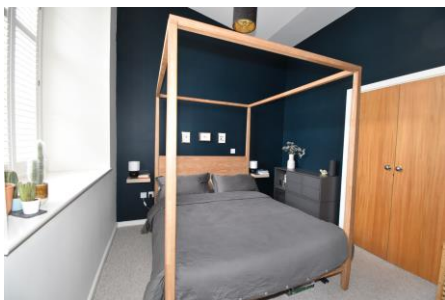
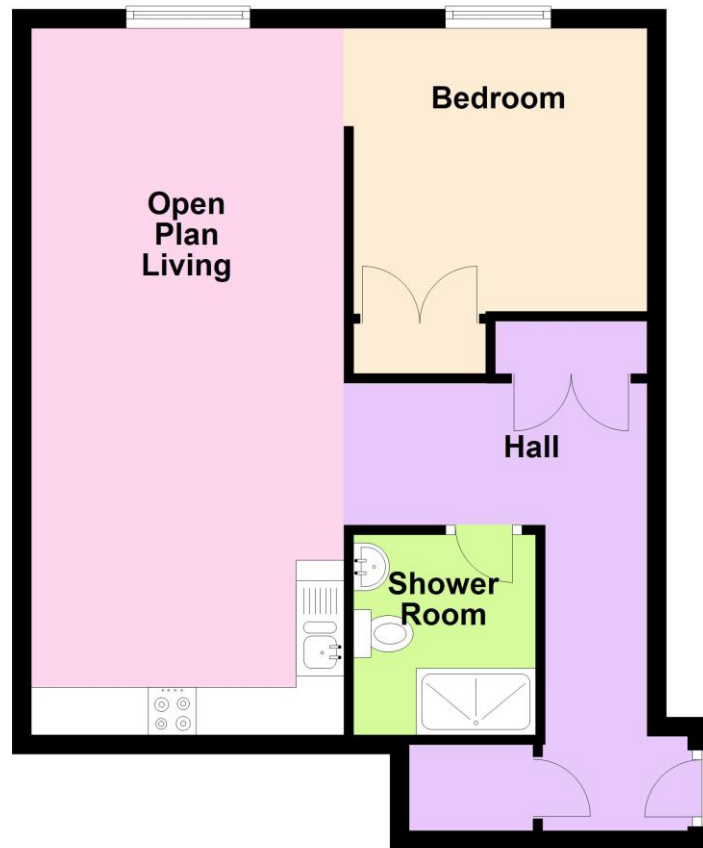
**023 9258 5588**

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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## Ground 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

Entrance Hall

Door security phone, storage heater, airing/storage cupboard, double storage cupboard, skimmed ceiling.

Shower Room

Shower cubicle, pedestal hand basin, low level close coupled W.C., tiled splashbacks, skimmed ceiling with inset spotlights, ceramic tiled floor, heated towel rail, extractor fan, shaver point.

Open Plan Living Area

24'5" (7.44m) x 11'2" (3.4m) Max

Kitchen Area

1 ½ bowl sink unit, wall and base units with worksurface over, built in cooker and 4 ring induction hob with cooker hood over, space for fridge/freezer, integrated dishwasher and washing machine, ceramic tiled floor, skimmed ceiling with spotlights.

Lounge Area

With storage Heater, sash window with shutters, skimmed ceiling.

Bedroom

10'2" (3.1m) x 9'9" (2.97m) Double wardrobe, electric panel heater, sash window with shutters, skimmed ceiling.

Outside

Allocated parking space.

Agents Note

Please note there is no gas supply to this property.

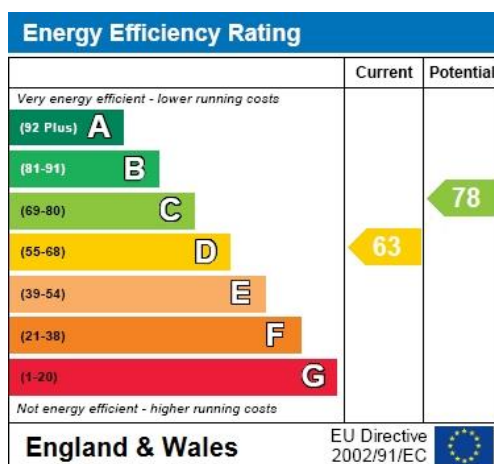
Tenure

Leasehold. Balance of a 125 year lease from 1st July 2003. Current ground rent £150 per annum and maintenance charge approx £2500 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 B.



Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
<div>Viewing Notes</div>		

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.