

**Osprey Gardens, Lee On The Solent,
Hampshire, PO13 8LJ**

£105,000



Studio Apartment

Kitchen Area With Window

Pull Down Bed To Studio Area

Allocated Parking Space

Share Of Freehold

First Floor Location

Bathroom

Own Garden Of Good Size

PVCu Double Glazing

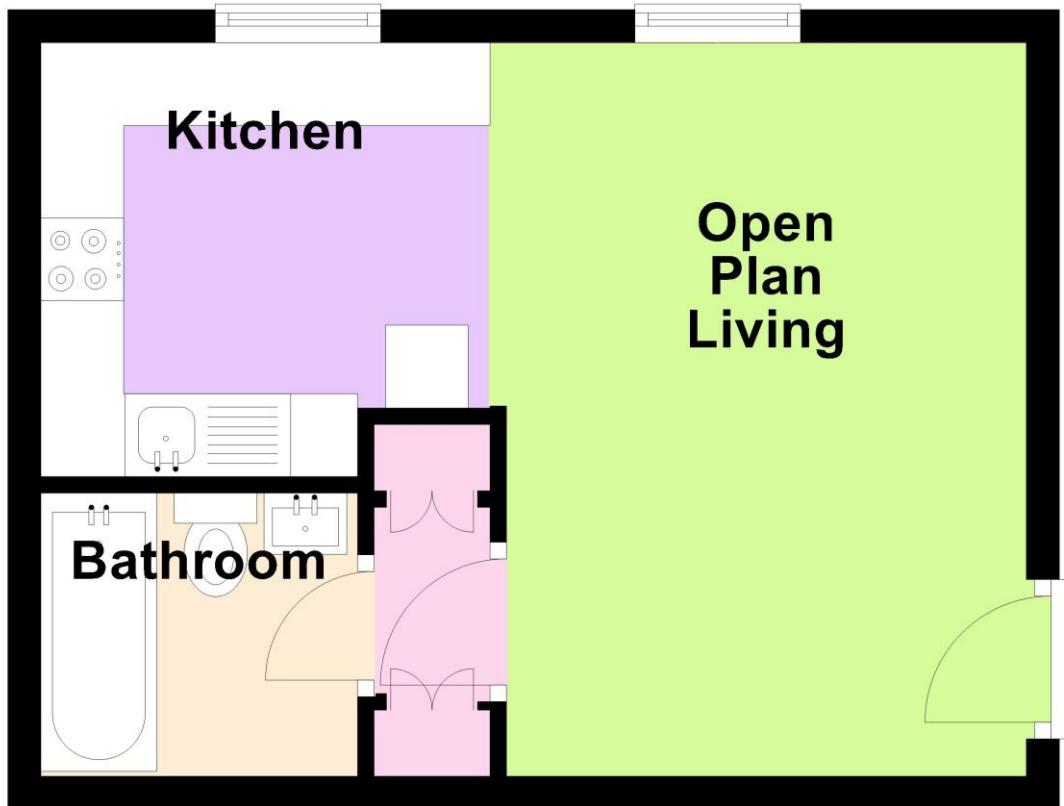
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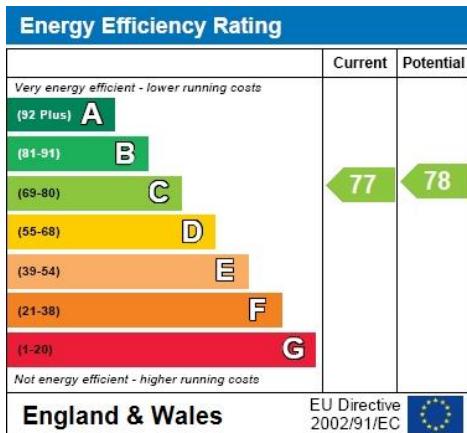
First Floor



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External Staircase	Leading to the first floor.
Open Plan Living Area	14'7" (4.45m) x 10'3" (3.12m) Hardwood front door with glazed panel, fitted cupboards with pull down bed, PVCu double glazed window, storage heater.
Kitchen Area	9'3" (2.82m) Max x 8'8" (2.64m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, plumbing for washing machine, space for electric cooker, PVCu double glazed window, tiled splashbacks, space for fridge.
Inner Lobby	With storage cupboard and airing cupboard.
Bathroom	6'6" (1.98m) x 5'7" (1.7m) Panelled bath with mixer tap and shower attachment, pedestal hand basin, low level WC., tiled splashbacks, access to loft space.
OUTSIDE	
Garden	Located near to property with timber pedestrian gate.
Allocated Parking Space	Located within the cul-de-sac.
Tenure	Leasehold. We understand that there are no ground rent or maintenance charges and that there is a share of the freehold of the property. Balance of a 999 year lease from 1st January 1980.
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.	
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Council Tax	Band A.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk



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.