

Resolution House, The Anchorage,
Gosport, Hampshire, PO12 1TQ

£160,000



2nd & 3rd Floor Maisonette
Spacious Lounge / Dining Room
Re-Fitted Bathroom
Modern Electric Storage Heating

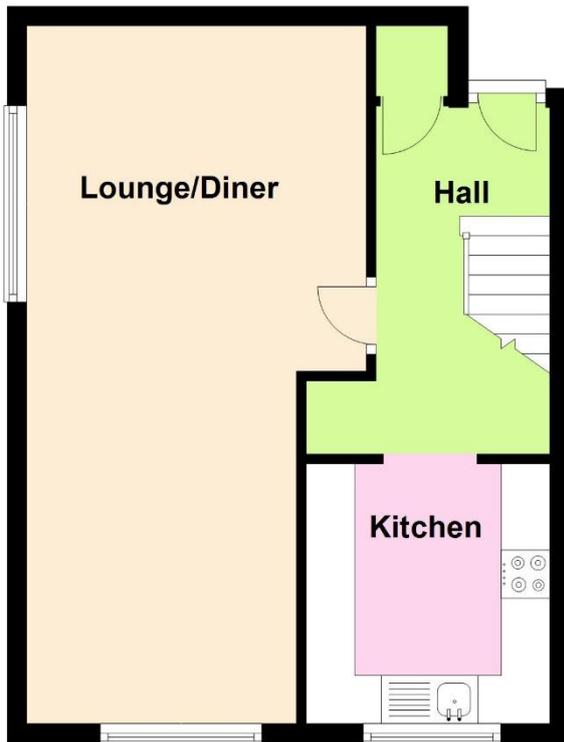
Two Bedrooms
Re-Fitted Kitchen
PVCu Double Glazing
In Our Opinion, A Well Presented Property

023 9258 5588

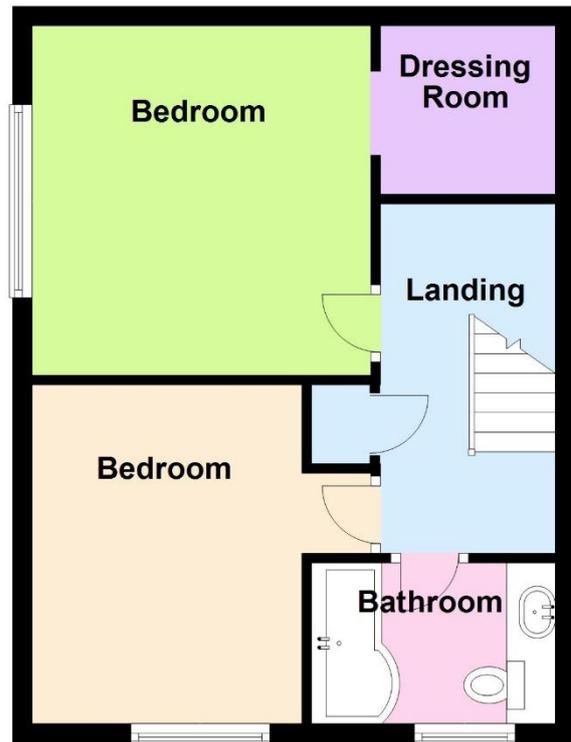
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Second Floor



Third Floor

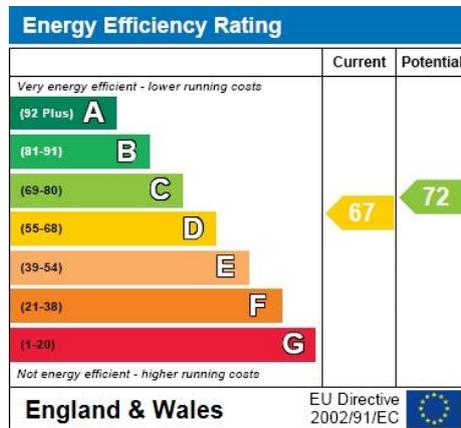


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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	Storage and meter cupboard, understairs recess, stairs to first floor, recess with plumbing for washing machine, PVCu front door, inset spotlighting, laminate flooring, storage heater.
Lounge / Dining Room	23'9" (7.24m) x 11'4" (3.45m) narrowing to 9'0" (2.74m), Twin aspect room with 2 PVCu double glazed windows, inset spotlighting to lounge area, laminate flooring, storage heaters, slate feature wall.
Kitchen	8'10" (2.69m) x 8'3" (2.51m) Comprising single drainer sink unit, white fronted wall and base units with worksurface over, built in oven and 4 ring electric hob with cooker canopy over, integrated fridge/freezer, integrated dishwasher, PVCu double glazed window, inset spotlighting, laminate flooring.
ON THE 3RD FLOOR	
Landing	Airing cupboard, access to loft space, inset lighting, storage heater.
Bedroom 1	11'10" (3.61m) x 11'5" (3.48m) PVCu double glazed window, inset lighting, electric panel heater.
Dressing Room Off	6'0" (1.83m) x 5'8" (1.73m) With inset lighting.
Bedroom 2	11'6" (3.51m) Plus Recess x 9'2" (2.79m) PVCu double glazed window, electric panel heater, inset lighting.
Bathroom	White suite of panelled bath with mixer tap and additional shower over, vanity hand basin with cupboard under, low level W.C. with concealed cistern, chrome heated towel rail, PVCu double glazed window, wall tiling, inset lighting, high level storage cupboards, extractor fan.
OUTSIDE	Residents parking on a first come - first served basis, store cupboard, outside drying area.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Leasehold. Balance of a 125 year lease from 20th October 1986. Current ground rent £10 per annum and maintenance charges £906 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.
Tenure	Freehold.
Council Tax	Band B.

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.