

Cray House, Stoke Road,
Gosport, Hampshire, PO12 1EJ

£134,995



Third Floor Apartment
Spacious Lounge
Bathroom With White Suite
Allocated Parking Space In Car Park With
Security Gate
No Forward Chain

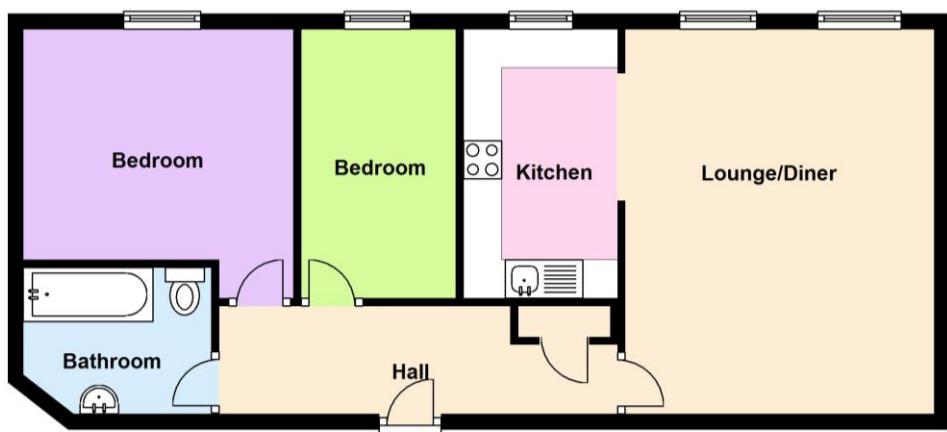
Two Bedrooms
Kitchen With Window
Residents Lift
Conveniently Located For Stoke Road &
Town Centre Facilities

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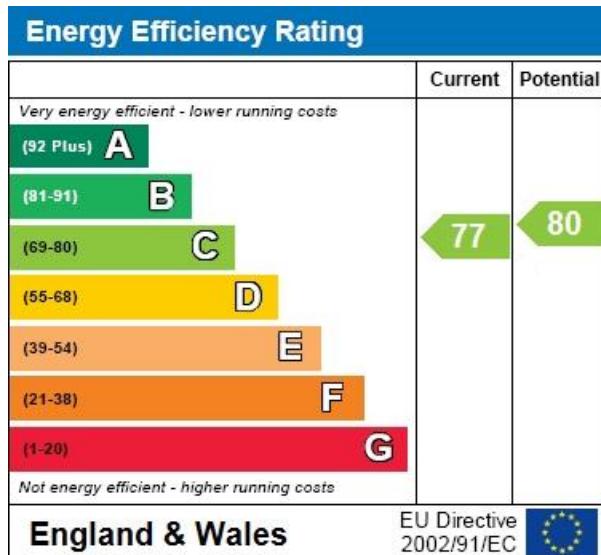
Third Floor



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

Communal Entrance Hall	Lift or stairs to each floor. The flat is located on the 3rd floor.
Entrance Hall	Storage heater, meter cupboard, door entry phone, coved ceiling, airing cupboard.
Lounge	16'4" (4.98m) x 15'4" (4.67m) Max 2 PVCu double glazed windows, storage heater, coved ceiling.
Kitchen Area Adjacent	10'5" (3.18m) x 5'10" (1.78m) Single drainer sink unit, wall and base cupboards with worksurface over, built in oven and hob, plumbing for washing machine, space for fridge/freezer, PVCu double glazed window, tiled splashbacks.
Bedroom 1	11'5" (3.48m) x 10'1" (3.07m) PVCu double glazed window, electric panel heater, coved ceiling.
Bedroom 2	11'5" (3.48m) x 6'6" (1.98m) PVCu double glazed window, electric panel heater, coved ceiling.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, pedestal hand basin, low level W.C., tiled splashbacks, coved ceiling, wall mounted fan heater, electric towel rail.
OUTSIDE	
Allocated Parking Space	Located in undercroft parking area with electric gate. Pedestrian door from car parking area with steps to the main entrance hall.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this development.
Tenure	Leasehold. A balance of 125 years lease from 1st January 2000. Peppercorn ground rent (£0). Maintenance charge £1,351.80 with a reserve fund of £300.00 in total £1,651.80.
	The owners of Cray House own the freehold to the development and each hold a share in a company that owns the freehold.
	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.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk



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.