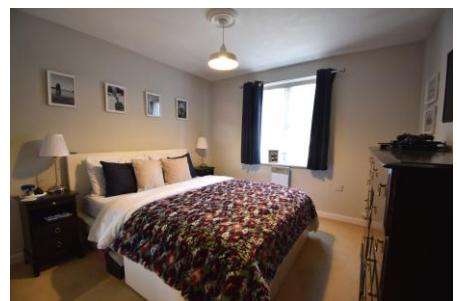


**Malden House, 2 Searle Drive, £175,000
Priddy's Hard, Gosport, Hampshire, PO12 4WG**



Ground Floor Apartment

Open Plan Living Area

Kitchen With Integrated Cooker & Washing Machine

Electric Heating

Priddys Hard Conservation Area

Two Bedrooms

Well Presented Internal Accommodation

Allocated Parking Space In Front Of Flat

Ideal First Time Purchase

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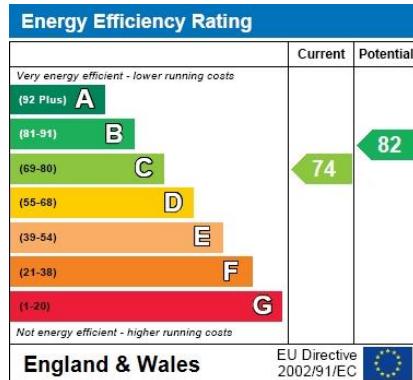
Ground Floor



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

Communal Entrance	With door entry system, the flat is located on the ground floor.
Entrance Hall	Wood flooring, door entry phone, airing cupboard, storage cupboard.
Open Plan Living Area	18'11" (5.77m) x 13'7" (4.14m) French doors with Juliette balcony, electric panel heater.
Kitchen Area	1½ bowl stainless steel sink unit, wall and base units with worksurface over, built in oven and induction hob with cooker extractor canopy over, integrated washing machine, recess for fridge/freezer (fridge/freezer to remain), pelmet lighting, tiled splashbacks.
Bedroom 1	12'11" (3.94m) Plus Recess x 10'4" (3.15m) Window with double glazed insert, electric panel heater.
Bedroom 2	12'3" (3.73m) x 7'9" (2.36m) Window with double glazed insert, electric panel heater.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, pedestal hand basin, low level W.C., heated towel rail, ceramic tiled floor, extractor fan, tiled splashbacks.
Outside	Allocated parking space located in front of the property.
Tenure	Leasehold. Balance of a 155 year (less 3 days) lease from 25th March 2005. Current ground rent £150 per annum and maintenance charges £175.02 per month.
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 D.
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.