

Magennis Close, Rowner,
Gosport, Hampshire, PO13 9PR

£87,000



Third & Fourth Floor Maisonette
Lounge
Study Area
Electric Heating
Non Traditional Construction

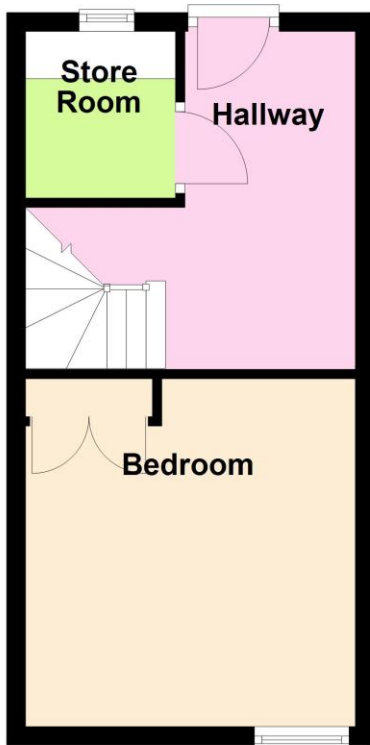
Two Bedrooms
Spacious Kitchen
PVCu Double Glazing
No Forward Chain
Cash Buyers Only

023 9258 5588

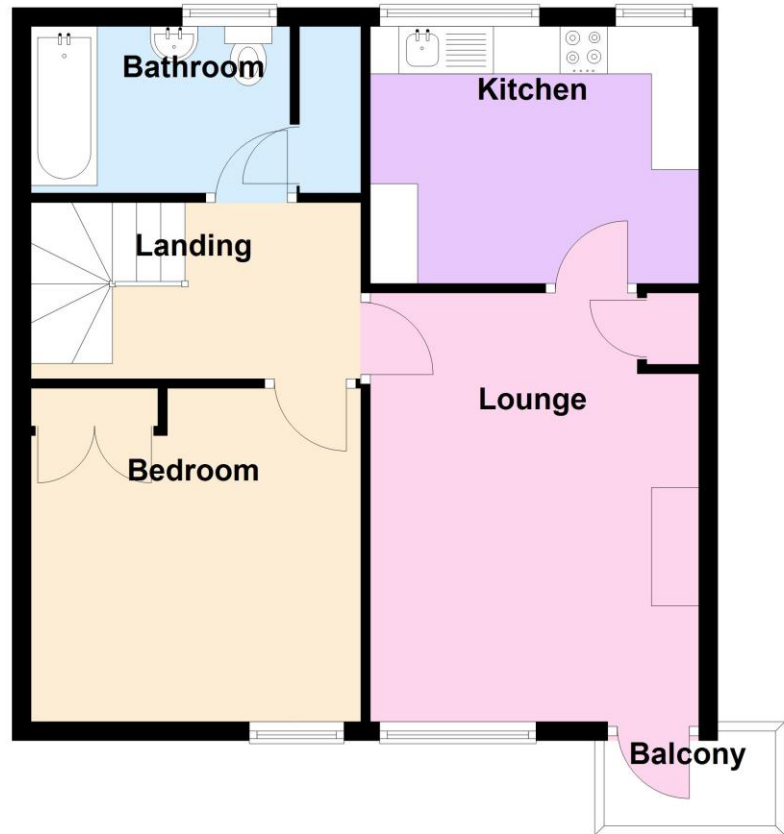
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Third Floor

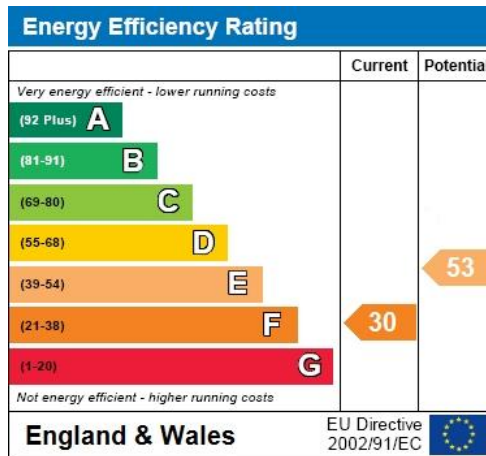


First Floor



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External Staircase	Leading to the flats. The maisonette is located on the 3rd and 4th floor.
Entrance Hall	PVCu double glazed front door, storage heater, stairs to upper floor with understairs recess, meter cupboard.
Study Area	5'9" (1.75m) x 5'4" (1.63m) PVCu double glazed window, electric panel heater.
Bedroom 2	11'9" (3.58m) x 11'5" (3.48m) PVCu double glazed window, built in double cupboard.
ON THE UPPER FLOOR	
Landing	Storage heater.
Lounge	14'9" (4.5m) x 11'4" (3.45m) PVCu double glazed window, door to balcony, 2 wall lights, built in cupboard.
Kitchen	11'4" (3.45m) x 9'1" (2.77m) Single drainer stainless steel sink unit, wall and base cupboards, electric cooker point, space for fridge and freezer, tiled splashbacks, plumbing for washing machine, electric panel heater.
Bedroom 1	11'0" (3.35m) x 11'5" (3.48m) PVCu double glazed window, built in double cupboard.
Bathroom	Bath, hand basin, low level WC., PVCu double glazed window, storage heater, airing cupboard.
Tenure	Leasehold. Balance of a 125 year lease from 1st January 1989. Current ground rent and maintenance charges £2172 per year. 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



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.