

Braemar Road, Bridgemary,  
Gosport, Hampshire, PO13 0YB

£148,000



One Bedroom  
Lounge  
Garden  
Gas Central Heating

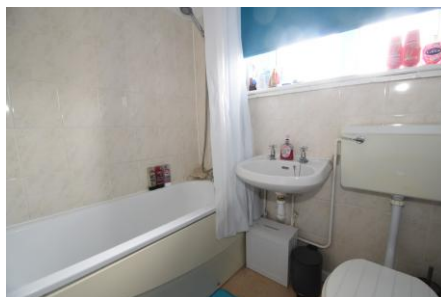
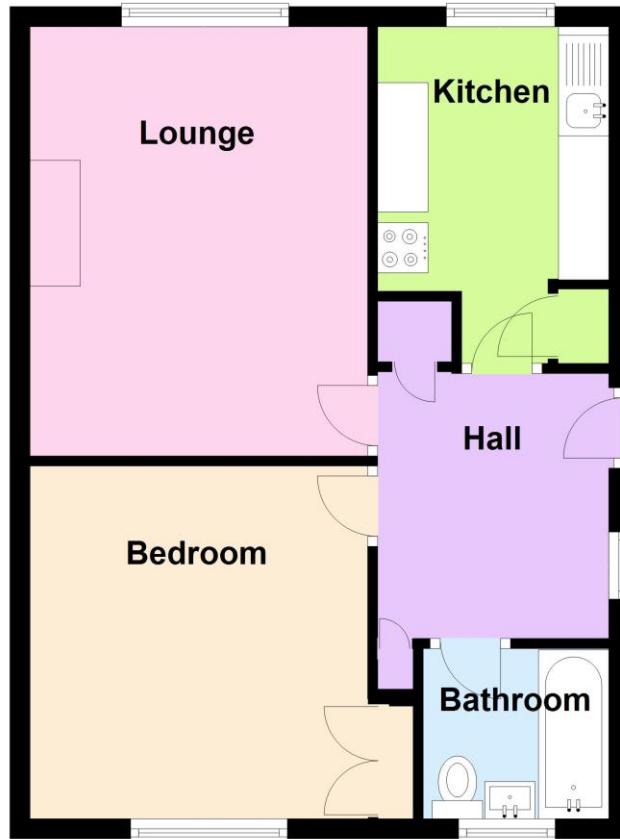
First Floor Flat  
Separate Kitchen With Window  
PVCu Double Glazing  
No Forward Chain

**023 9258 5588**

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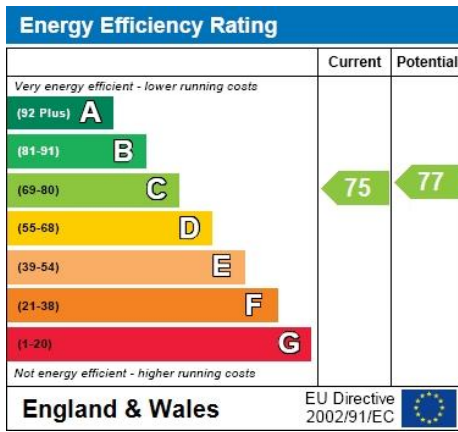
## First Floor



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**WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	PVCu double glazed front door and window, double radiator, shelved cupboard, additional small cupboard and meter cupboard, access to loft space.
Lounge	14'0" (4.27m) x 11'0" (3.35m) PVCu double glazed window, double radiator.
Kitchen	8'9" (2.67m) Plus Recess x 7'6" (2.29m) Single drainer sink unit, wall and base units with worksurface over, electric cooker point, plumbing for washing machine, space for fridge/freezer, radiator, PVCu double glazed window, wall mounted gas central heating boiler, built in cupboard.
Bedroom	11'6" (3.51m) x 11'1" (3.38m) PVCu double glazed window, radiator, built in double cupboard.
Bathroom	Bath, hand basin, W.C., PVCu double glazed window, radiator, tiled splashbacks.
Outside	Cupboard and garden with small patio, lawn, fruit tree.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	<p>Leasehold. Balance of a 125 year lease from 16th February 1987. Current ground rent £10 per year and maintenance charges £64.14 quarterly. Building insurance is paid separately.</p> <p>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.</p>
Council Tax	Band A.
Property Information	<p>For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a></p> <p>For flood risk information visit: <a href="https://www.gov.uk/check-long-term-flood-risk">https://www.gov.uk/check-long-term-flood-risk</a></p>



Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
<a href="#">Viewing Notes</a>		

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.