



These plans are not to scale and are for illustration purposes only  
Plan produced using PlanUp.



3 Myrtle Close, Gosport, PO13  
OPW

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BEDROOMS BATHROOMS RECEPTIONS

 02392 553 636

118 - 120 High Street, Lee-on-the-Solent, PO13 9DB

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	75
EU Directive 2002/91/EC		





## SUMMARY

This purpose built 1 bedroom, first floor maisonette located in a quiet cul-de-sac with easy access into Fareham and Gosport is a must see. If you are a first time buyer then this apartment would suit you well. This property offers a large lounge with space for home working, a generous kitchen space and a private parking space.

The accommodation comprises:

**Hallway:**  
Front door with stairs leading to first floor, fitted carpet, storage cupboard and access to loft space.

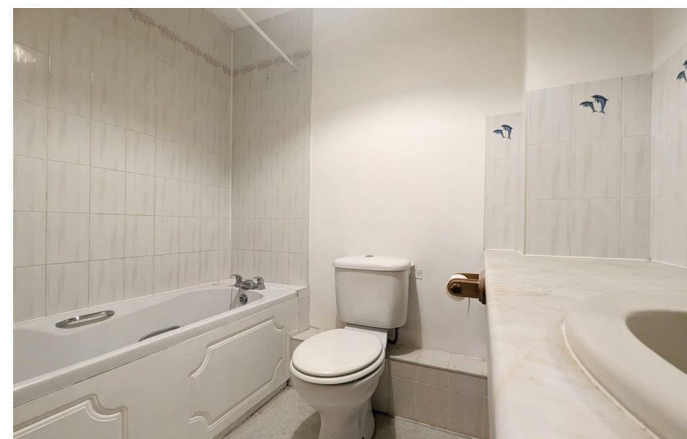
**Lounge/Dining Room:** 22'10 max x 15'9 max (6.96m max x 4.80m max) L-shaped Double glazed bay window and additional double glazed window to front elevation, electric storage heater, fitted carpet.

**Kitchen:** 9'10 x 9'0 (3.00m x 2.74m)  
Range of wall and base units with roll edge worktop surfaces and tiled surrounds. There is a single drainer stainless steel sink unit, recess for electric cooker, double glazed window to rear elevation, plumbing for washing machine and a recess for a fridge/freezer.

**Bedroom:** 12'8 x 9'0 (3.86m x 2.74m)  
Comprising a double glazed window to the rear elevation, fitted carpet and electric heater.

**Bathroom:**  
The bathroom has a panelled bath with tiled surrounds and mixer tap shower fitment. There is a wash hand basin on a vanity unit, a low level WC and tile-effect flooring.

**On the Outside:**  
The property has an allocated parking space close by.



FOR SALE  
£150,000

### Solicitors

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

### Anti-Money Laundering (AML)

We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

### Removal Quote

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

### Offer Check Procedure

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

### Mortgage & Protection

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

### Lease Information

Lease of 87 Years  
Ground rent £50pa  
Service Charge £0

