

£160,000

Culdrose House

Gosport, Hampshire, PO13 8NG

PROPERTY SUMMARY

We are excited to welcome to the market this well presented two bedroom apartment located in the popular Alver Valley situated close to shops, schools and bus routes. This top floor apartment has many benefits including two double bedrooms, modern bathroom, open plan lounge/kitchen, allocated parking and so much more. An internal viewing is recommend to fully appreciate the size of this fantastic property so call our Gosport office now to avoid missing out.





Entrance Hall

Wooden door to front, two windows to side, three radiators.

Lounge/kitchen 17' 9" max x 12' 4" max (5.41m max x 3.76m max)

Window to rear, fitted kitchen, matching wall and base units, stainless steel sink and drainer unit, work surfaces, tiled splashbacks, space for oven, fridge/freezer, two radiators.

Bedroom One 11' 2" max x 10' 3" max (3.40m max x 3.12m max)

Window to rear, built in wardrobes, radiator.

Bedroom Two 12' 4" max x 7' 8" max (3.76m max x 2.34m max)

Window to front, radiator.

Bathroom

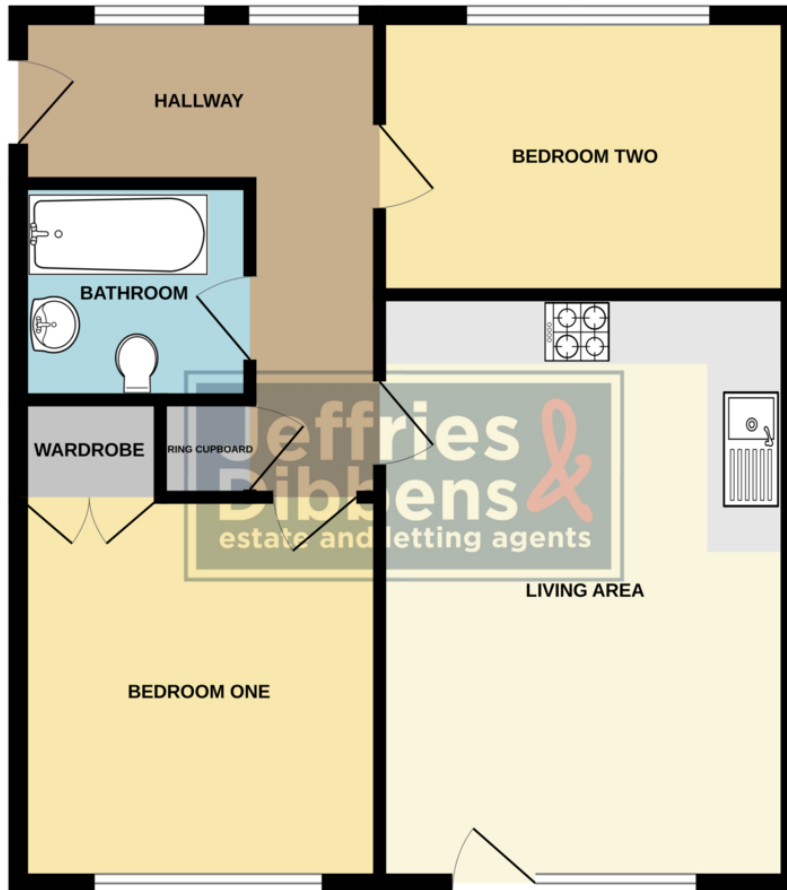
Bath with mixer taps, shower over, wash hand basin, extractor fan, shaver point, WC, partially tiled, radiator.

Outside

Telecom entry system, allocated parking.



GROUND FLOOR



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | 82 | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| <small>WWW.EPC4U.COM</small> | | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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