



GUIDE PRICE
£160,000 - £170,000
St. Nicholas Avenue
Rowner, Gosport, Hampshire, PO13 9RP

PROPERTY SUMMARY

We are delighted to present to the market this fantastic two bedroom ground floor flat offered with *NO FORWARD CHAIN*, situated in the popular location of St. Nicholas Avenue, Rowner. The accommodation comprises of; two bedrooms, fitted kitchen, separate lounge, family bathroom, private garden and much more. Properties like this do not tend to stay on the market for long so view now to avoid missing out!





ENTRANCE HALL

LOUNGE 16' 6" x 10' 11" (5.05m x 3.33m)

KITCHEN 10' 0" x 8' 11" (3.06m x 2.74m)

BEDROOM ONE 12' 5" x 12' 2" (3.79m x 3.72m)

BEDROOM TWO 11' 10" x 10' 1" (3.63m x 3.08m)

BATHROOM 5' 10" x 5' 6" (1.79m x 1.70m)

GARDEN 36' 1" (11m)

Council Tax Band A

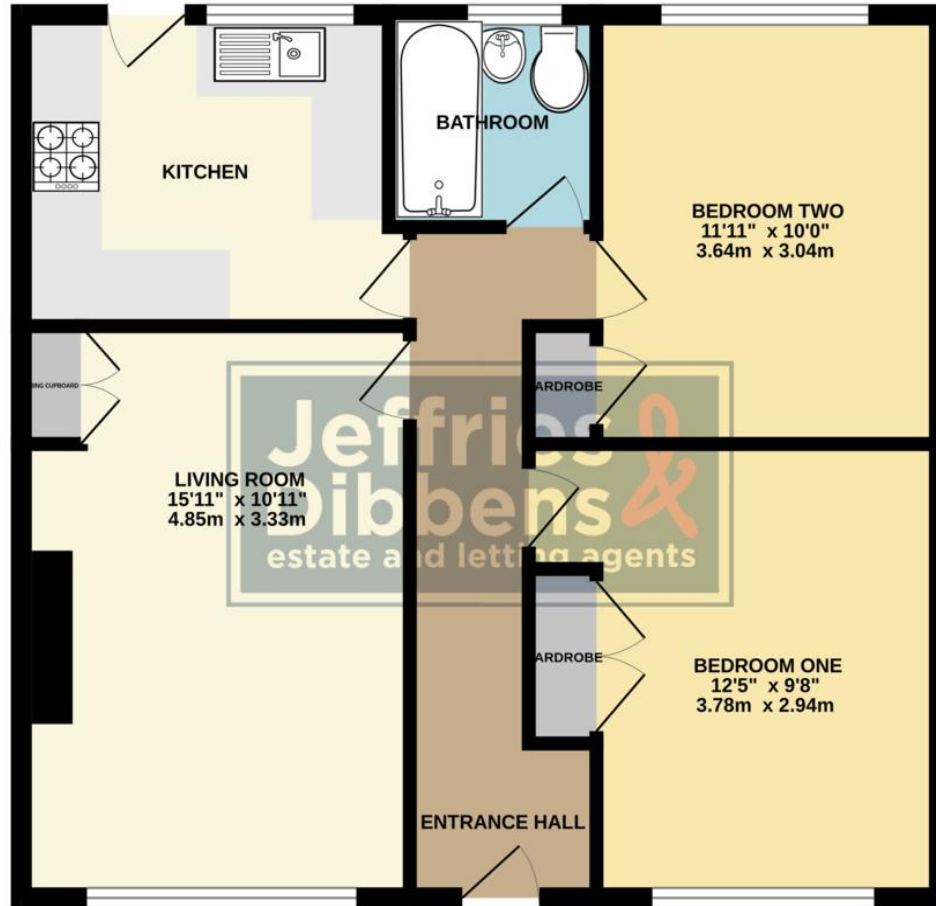
Service Charge £975 PA

Estate Charge £371

Lease Length 102 years



GROUND FLOOR

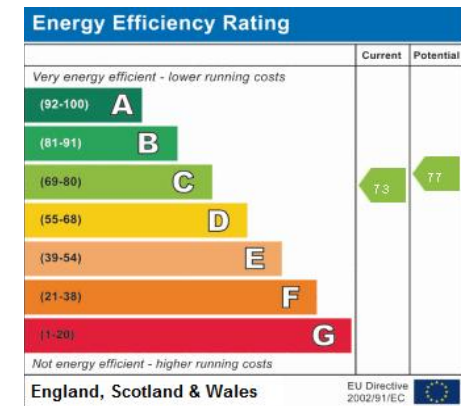


LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band

VIEWINGS
By prior appointment only



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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