



GUIDE PRICE  
**£140,000 - £150,000**  
**Forton Lodge, Forton Road**  
Gosport, PO12 4TN

## PROPERTY SUMMARY

\*\*\* GUIDE PRICE £145,000 - £155,000 \*\*\* Situated within walking distance of local Gosport amenities and Ferry Port sits this well presented first floor apartment which includes spacious living accommodation, modern fitted kitchen, bathroom and two bedrooms. Other benefits for this lovely home include a secure intercom entry system, lift access in the block, double glazing, use of a communal bike store, and an allocated parking space within the securely gated car park. Please call Jeffries & Dibbens for further details or to arrange your internal viewing.





#### **ENTRANCE HALL**

**LIVING ROOM** 9' 9" x 17' 3" (2.99m x 5.28m)

**KITCHEN** 9' 9" x 7' 5" (2.99m x 2.28m)

#### **BATHROOM**

**BEDROOM 1** 7' 8" x 17' 3" (2.34m x 5.27m) With fitted wardrobes

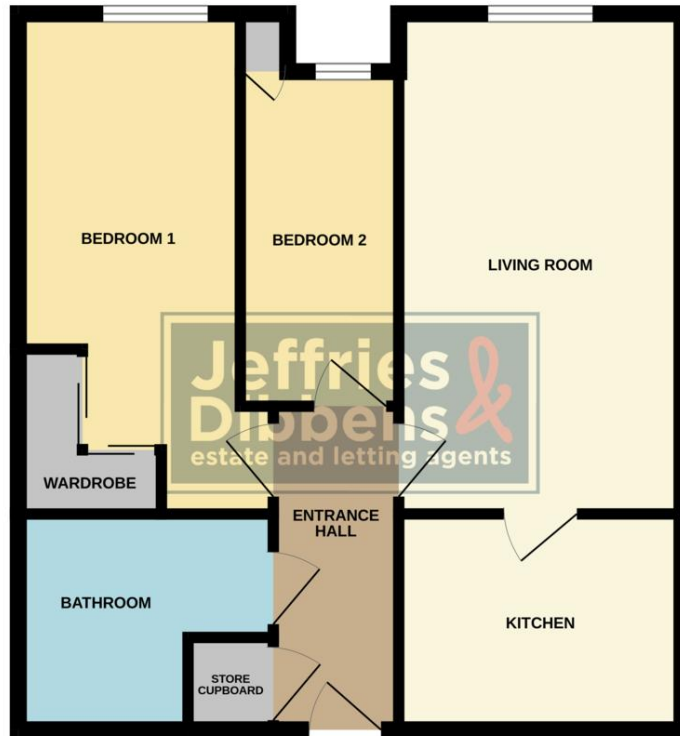
**BEDROOM 2** 5' 5" x 11' 6" (1.67m x 3.53m) With built in cupboard

#### **AGENT NOTES**

- Leasehold; 103 years remaining
- Service Charge; £121 p/m (ground rent & building insurance included)
- Council Tax Band B
- EPC Rating C



1ST FLOOR



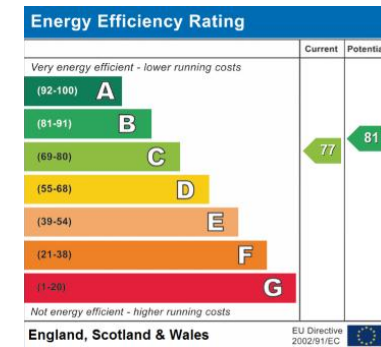
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band B

**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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