



£140,000
Merganser Close
Gosport, Hampshire, PO12 4JQ

PROPERTY SUMMARY

We are pleased to bring to the market this deceptively spacious two bedroom first floor apartment located in the popular Hardway area a short walk from local schools, shops and the waterfront. The property has many benefits including two double bedrooms, two reception rooms, modern kitchen and bathroom, allocated parking, double glazing and so much more. Please do call our Gosport office to arrange an internal inspection and avoid missing out on this fantastic home.





ENTRANCE HALL

LOUNGE 11' 2" x 14' 7" (3.41m x 4.47m)

DINING ROOM 8' 9" x 10' 0" (2.67m x 3.05m)

KITCHEN 8' 8" x 8' 6" (2.65m x 2.61m)

BEDROOM ONE 13' 11" x 8' 6" (4.25m x 2.60m)

BEDROOM TWO 13' 8" x 7' 3" (4.18m x 2.23m)

STORAGE CUPBOARD AND COMMUNAL DRYING AREA

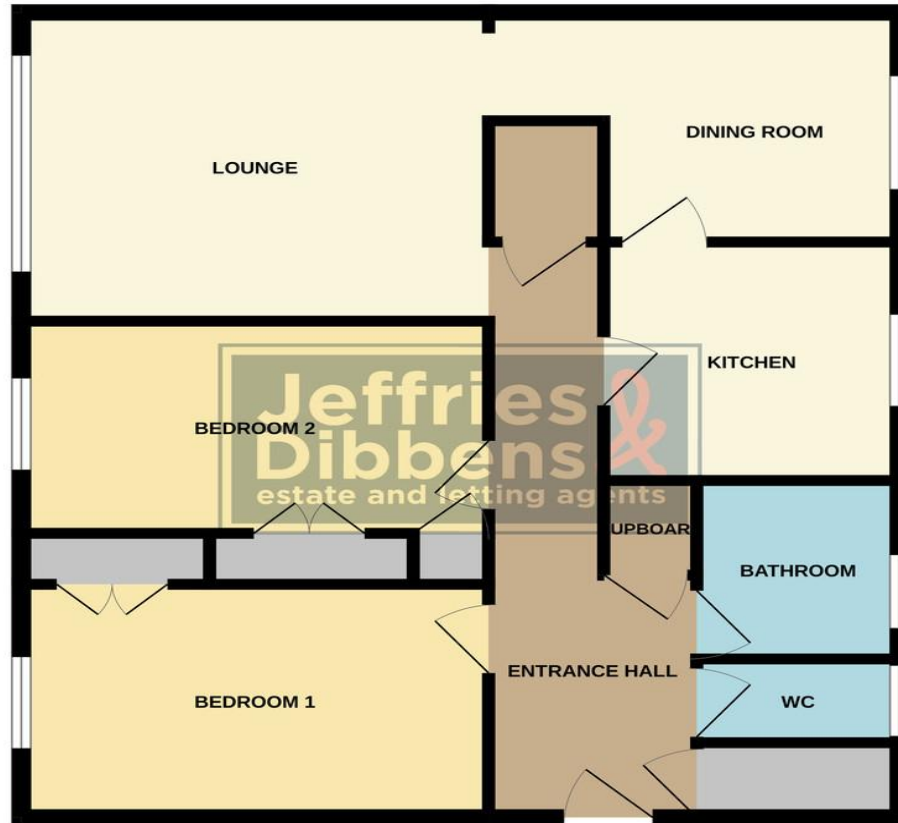
ALLOCATED PARKING

AGENTS NOTE

Leasehold
Built with 999 years
Ground Rent and Maintenance £1000 per annum
Rema-Conclad construction



GROUND FLOOR



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only

EPC to follow

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens** &
estate and letting agents

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