

**£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

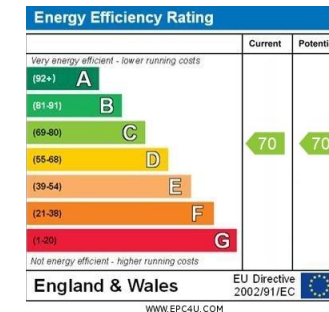


**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band A

**VIEWINGS**  
By prior appointment only



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

**OFFICE ADDRESS**  
126 High Street, Gosport,  
Hampshire, PO12 1DU

**CONTACT**  
02392 602 155  
gosport@dibbensproperty.co.uk  
www.jdea.co.uk