

GUIDE PRICE

£120,000 – £135,000

40 St Matthews Court

Gosport, PO12 1AW

PROPERTY SUMMARY

Guide Price £125,000 - £135,000 We are pleased to bring to the market for sale this top floor, two bedroom flat, located close to Gosport Town Centre. The property features an entrance hall, the two bedrooms both with built in storage, bathroom, spacious lounge and a separate fitted kitchen. Available with vacant possession and chain free. Please contact our Gosport branch for more information and to arrange your internal viewing appointment now.





ENTRANCE HALL

BEDROOM 1

BEDROOM 2

BATHROOM

LOUNGE

KITCHEN

AGENT NOTES

- Leasehold

80 yr lease £1248.97 service charges PA

- Allocated parking

- EPC Rating C

- Council Tax Band B



GROUND FLOOR



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

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.

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.

**Jeffries
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