

GUIDE PRICE

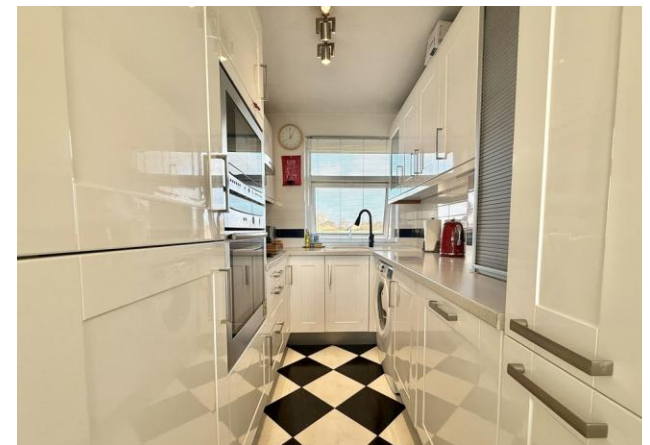
£160,000 - £170,000

Moat Court, Gale Moor Avenue

Gomer, Gosport, Hampshire, PO12 2SX

This attractive and generously proportioned top floor apartment enjoys a pleasant outlook with Isle of Wight glimpses and is ideal for a range of buyers including first-time purchasers, downsizers or investors. The accommodation briefly comprises two well-sized bedrooms, a modern fitted kitchen, modern bathroom, garage and a lengthy lease. The property is offered in good decorative order and provides comfortable, ready-to-move-into accommodation in a desirable location. Call our Gosport office to arrange an internal inspection and avoid missing out on this fantastic home.

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ENTRANCE HALL

LOUNGE 13' 1" x 16' 0" (3.99m x 4.88m)

KITCHEN 8' 10" x 6' 3" (2.69m x 1.91m)

LOBBY

BEDROOM ONE 10' 10" x 12' 6" (3.3m x 3.81m)

BEDROOM TWO 9' 11" x 7' 10" (3.02m x 2.39m)

BATHROOM

GARAGE IN BLOCK

AGENTS NOTE Leasehold

131 yrs Remaining

£1440 per annum Maintenance Charge



GROUND FLOOR



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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
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