



**Ark Royal House, Blanchard Avenue, Gosport, PO13 8NR**

**welcome to**

## **Ark Royal House Blanchard Avenue, Gosport**

An extremely well presented 2 bedroom SECOND FLOOR apartment with AN ALLOCATED PARKING SPACE and fitted kitchen with INTEGRAL APPLIANCES.

### **Entrance Hall**

Door to access, cupboard, radiator, doors to:

### **Kitchen / Lounge / Diner**

21' 3" max x 10' 5" max ( 6.48m max x 3.17m max )

Lounge Area:

UPVC double glazed sliding door to Juliet balcony, cupboard, two radiators, open to:

Kitchen Area:

Matching wall and base units, one and a half bowl sink and drainer unit with tap, work surfaces, electric oven, gas hob, cooker-hood, integrated dishwasher, washing machine and fridge/freezer.

### **Bedroom One**

15' 1" max x 8' 8" max ( 4.60m max x 2.64m max )

UPVC double glazed window to side elevation, radiator.

### **Bedroom Two**

11' 4" max x 8' 3" max ( 3.45m max x 2.51m max )

UPVC double glazed window to side elevation, radiator.

### **Bathroom**

Bath with shower over, wash hand basin, WC, radiator, tiled walls.

### **Parking**

Allocated parking space.







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## Ark Royal House Blanchard Avenue, Gosport

- Two Bedroom Second Floor Apartment
- Allocated Parking
- Lift in Block
- Fitted Kitchen With Integral Appliances
- Ideal For First Time Buyers or Investors

Tenure: Leasehold EPC Rating: B

# £160,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Dec 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks



Property Ref:  
GOS110941 - 0002

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