









### welcome to

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

An extremely well presented 2 bedroom GROUND FLOOR apartment with patio area and allocated parking space.

#### **Entrance Hall**

Door to access, radiator, cupboard.

## Lounge/Kitchen

21' 1" max x 13' 10" max ( 6.43m max x 4.22m max ) Lounge Area:

UPVC double glazed door to side access, UPVC double glazed window with shutters to side elevation, cupboard, two radiators.

#### Kitchen Area:

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

#### **Bedroom 1**

13' 1" max x 9' max ( 3.99m max x 2.74m max ) UPVC double glazed window to side elevation, inbuilt wardrobes, radiator.

#### **Bedroom 2**

11' 4" max x 8' 3" max ( 3.45m max x 2.51m max ) UPVC double glazed window with shutters to side elevation, radiator.

#### **Bathroom**

Bath with shower over, wash hand basin, wc, heated towel rail, tiled walls.

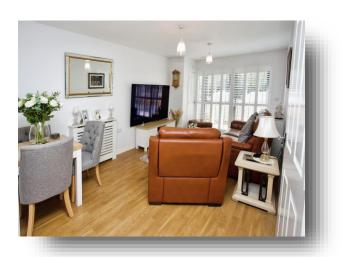
#### Outside

To the rear there is a fence enclosed courtyard style garden and is paved with a gate to the parking space.













## welcome to

# Ark Royal House Blanchard Avenue, Gosport

- **Extremely Well Presented**
- Two Bedroom Ground Floor Apartment
- **Enclosed Private Garden**
- Allocated Parking Space
- Shutters On All Windows

Tenure: Leasehold EPC Rating: C

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 packs.

£175,000



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.

## view this property online fox-and-sons.co.uk/Property/GOS111683



Property Ref: GOS111683 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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