









## welcome to

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

WELL PRESENTED second floor flat with Juliet BALCONY located in the ALVER VILLAGE area of Gosport - modern fitted kitchen with BUILT IN APPLIANCES - walking distance to Tesco supermarket - modern open plan living - PARKING SPACE

#### **Entrance Hall**

Door to access, cupboard, radiator, doors to:

## **Lounge / Kitchen**

21' 3" x 10' 7" ( 6.48m x 3.23m ) Lounge Area: UPVC double glazed window to side elevation leading to Juliet balcony, central heating boiler.

#### Kitchen Area:

Matching wall and base units, work surfaces, stainless steel sink and drainer unit, electric oven, gas hob, dishwasher, washing machine, fridge/freezer, tiled splashbacks.

#### **Bedroom 1**

11' 9"  $\times$  9' ( 3.58m  $\times$  2.74m ) UPVC double glazed window to side elevation, inbuilt wardrobes, radiator.

#### **Bedroom 2**

11' 6"  $\times$  8' 5" (  $3.51m \times 2.57m$  ) UPVC double glazed window to side elevation, radiator.

#### **Shower Room**

Walk-in shower, vanity wash hand basin, wc, extractor fan, radiator.

### **Parking**

Allocated parking space.













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

- TWO BEDROOM APARTMENT
- SECOND FLOOR
- WELL PRESENTED THROUGHOUT
- SHOWER ROOM
- JULIET BALCONY

Tenure: Leasehold EPC Rating: B

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

£160,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

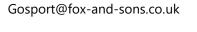
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Property Ref: GOS111711 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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.



fox & sons



023 9250 3733

10 High Street, GOSPORT, Hampshire, PO12 1BX



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