



Ledwell Court Weevil Lane, Gosport PO12 1FP

welcome to

Ledwell Court Weevil Lane, Gosport

**** Security Entry System ** Located in the Historic Royal Clarence Yard ** Open-Plan Living ** Partial Harbour Views ** Modern Block with a Lift ****

Entrance Hall

Front door, storage cupboard housing hot water tank and washing machine, security entry system, second storage cupboard.

Lounge/Diner/Kitchen

16' 6" max x 16' 2" max (5.03m max x 4.93m max)

Double glazed window to the side aspect and rear aspect with partial views over Portsmouth harbour, wall mounted heater, TV point, range of wall and base level units, integrated oven and hob with filter hood above, space for fridge freezer, one and a half bowl sink and drainer unit, tiled splashbacks and floor.

Bedroom One

12' 8" max x 11' 3" max (3.86m max x 3.43m max)

Double glazed window to the rear aspect with partial views over Portsmouth harbour, fitted mirror fronted wardrobe, wall mounted heater.

Ensuite

Shower cubicle with wall-mounted shower, low level WC, wash hand basin, heated towel rail, tiled surrounds and floor, extractor.

Bedroom Two

10' 10" max x 8' 5" max (3.30m max x 2.57m max)

Double glazed window to the rear aspect, wall mounted heater.

Bathroom

Panelled bath, low level WC, wash hand basin, extractor, shaver socket, heated towel rail, tiled surrounds and floor.

Parking

Permit parking.





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Ledwell Court Weevil Lane, Gosport

- Two Bedroom Apartment
- Modern Fitted Kitchen
- First Floor
- En-suite To Bedroom One
- Family Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3000.00

Ground Rent: 200.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£165,000



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:
GOS112227 - 0006

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