









welcome to

Broadsands Drive, Gosport

** Double Glazing ** Fitted Kitchen ** First Floor Apartment ** Under-Cover Parking ** One Bedroom ** Extended Lease **

Entrance Hall

Front door.

Lounge

15' 8" x 10' 9" (4.78m x 3.28m)

Double glazed window to front aspect, electric heater, TV point, storage cupboard housing hot water tank, door to kitchen.

Kitchen

9' 11" x 5' 7" (3.02m x 1.70m)

Wall and base level units, integrated oven, hob and filter hood, integrated washing machine, space for fridge freezer, stainless steel sink and drainer unit, tiled surrounds, kick-plate heater, double glazed window to front aspect.

Bedroom

12' 4" x 11' (3.76m x 3.35m)

Double glazed window to rear aspect, fitted wardrobe, wall mounted electric heater, TV point.

Shower Room

Shower cubicle, wash hand basin inset into vanity unit, low level WC, extractor, tiled surrounds.

Outside

Covered parking for one vehicle allocated to the flat.













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Broadsands Drive, Gosport

- One Bedroom
- Allocated Parking
- **Double Glazing**
- Fitted Kitchen
- Ideal First Time Buy

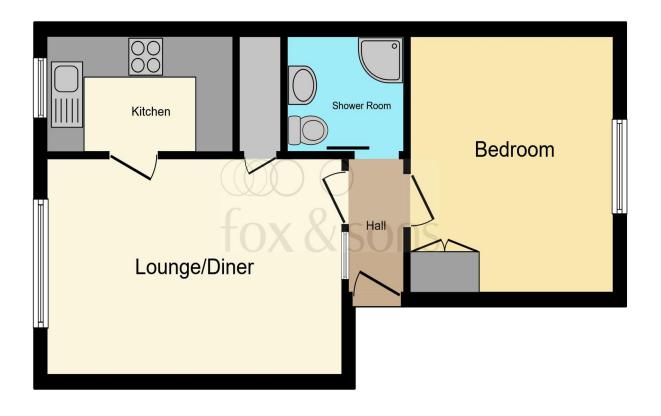
Tenure: Leasehold EPC Rating: F

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

£140,000



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: GOS112551 - 0004 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

Gosport@fox-and-sons.co.uk



10 High Street, GOSPORT, Hampshire, PO12 1BX



fox-and-sons.co.uk

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