



The Chandlers Salt Meat Lane, Gosport PO12 1GF

welcome to

The Chandlers Salt Meat Lane, Gosport

** Close to Gosport Ferry and Portsmouth Harbour ** Great for Bus and Road Links ** Historic Location ** Great First Time Buy ** Great for Shops and the Town Centre **

Inner Hall

Stairs and lift to all floors.

Entrance Hall

Security entry system, cupboard housing hot water tank with space and plumbing for washing machine, additional storage, underfloor heating.

Lounge/Diner/Kitchen

17' 10" max x 15' 6" max (5.44m max x 4.72m max)

Spotlights to kitchen area, double glazed sash window to front aspect, double glazed french-style doors to front aspect giving access to the Juliet balcony, wall and base level units, stainless steel sink and drainer with mixer tap, integrated oven and hood with filter hood above, space for fridge freezer, space for a table and chairs, underfloor heating.

Bedroom

13' 8" max x 9' 8" max (4.17m max x 2.95m max)

Double glazed double doors to Juliet balcony to front aspect, fitted wardrobes, underfloor heating.

Bathroom

Spotlights, double glazed sash window to front aspect, low level WC with concealed cistern, wash hand basin, panelled bath with shower attachment, extractor fan, underfloor heating, heated towel rail.

Outside

Permit parking with visitor permits available.





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The Chandlers Salt Meat Lane, Gosport

- One Bedroom
- Juliet Balcony
- Fitted Kitchen
- Built in Wardrobes
- Security Entry System

Tenure: Leasehold EPC Rating: C

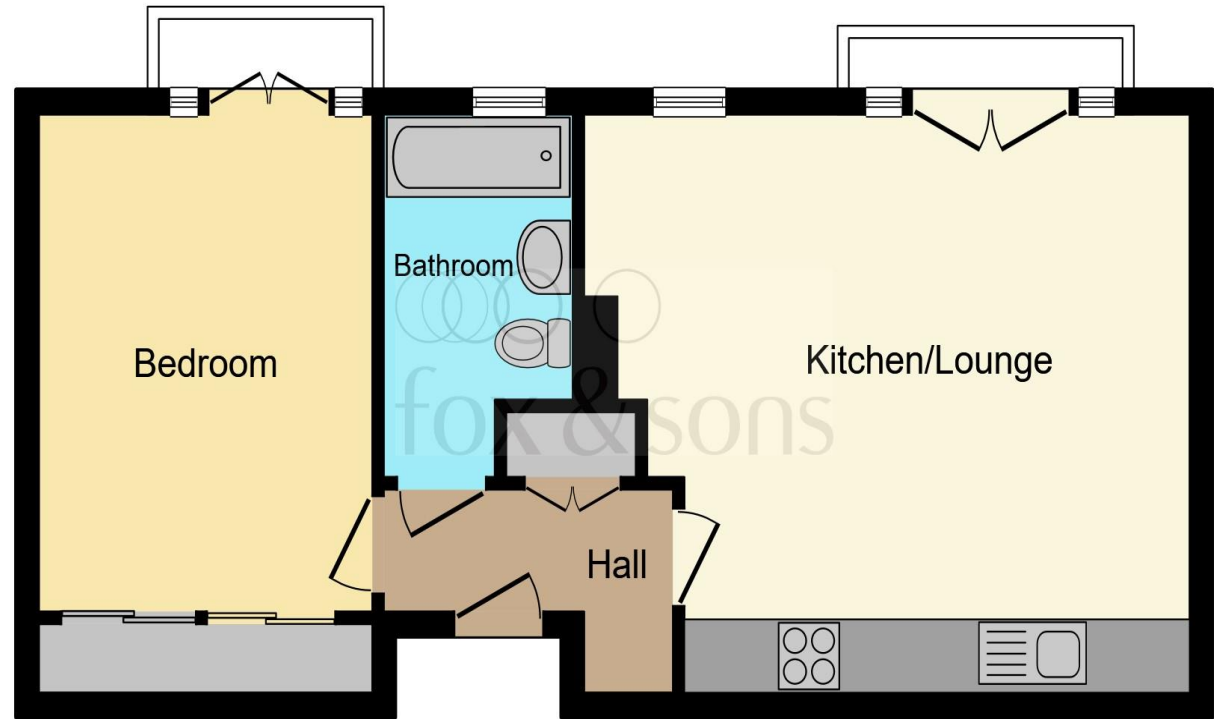
Council Tax Band: C Service Charge: 1480.00

Ground Rent: 175.00

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.

offers in excess of

£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:
GOS112774 - 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 guidance 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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