



Pearce Court George Street, GOSPORT PO12 4SZ

welcome to

Pearce Court George Street, GOSPORT

**** Age Restricted ** Emergency Pull Cords ** Close to Shops and Bus Routes ** Ground Floor ** Two bedrooms ****

Entrance Hall

UPVC door to access, cupboard housing hot water tank, electric heater.

There is a communal laundry room with washing machine and tumble dryer, House Manager and age restricted to over 55's.

Lounge

18' 6" max x 9' 7" max (5.64m max x 2.92m max)
UPVC door to rear garden, two electric heaters, tv point, emergency pull cord.

Kitchen

9' 8" max x 7' 8" max (2.95m max x 2.34m max)
UPVC double glazed window to front elevation, matching wall and base units, stainless steel sink and drainer unit, integrated oven, hob, cooker-hood, integrated dishwasher, tiled splashbacks, emergency pull cord.

First Floor Landing

Doors to:

Bedroom 1

11' 1" x 9' 4" (3.38m x 2.84m)
UPVC double glazed window to rear elevation, electric heater, emergency pull cord.

Bedroom 2

9' 8" x 7' 4" (2.95m x 2.24m)
UPVC double glazed window to front elevation, electric heater, emergency pull cord.

Shower Room

Double shower cubicle enclosure, wash hand basin, wc, extractor fan, tiled surrounds, emergency pull cord.

Rear Garden

The garden is laid to lawn and enclosed by hedges.

Additional Note





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Pearce Court George Street, GOSPORT

- Two bedrooms
- Communally Allocated Parking
- Enclosed Rear Garden
- Emergency Pull Cords
- Age Restricted

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 3936.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 27 Sep 1996.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£115,000



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:
GOS112909 - 0002

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