



Ark Royal House, Blanchard Avenue, Gosport, PO13 8NR

fox & sons

welcome to

Ark Royal House Blanchard Avenue, Gosport

Easy-living ground floor 1-bed flat offering parking and outdoor space.

Entrance Hall

Lounge

14' 10" max x 11' 5" max (4.52m max x 3.48m max)

Kitchen / Diner

12' 7" max x 11' 8" max (3.84m max x 3.56m max)

Bedroom

15' max x 9' 8" max (4.57m max x 2.95m max)

Bathroom

Private Patio Area

Allocated Parking Space





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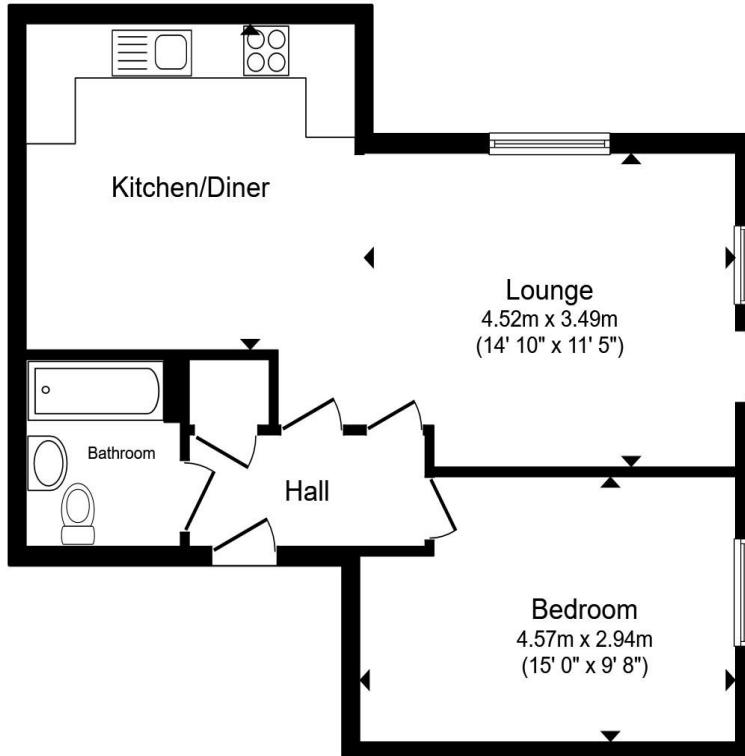
- Practical 1-bedroom home in an established residential area
- Well-proportioned living room and fitted kitchen
- Comfortable double bedroom with good natural light
- Modern bathroom with functional layout
- Close to local shops, amenities and green spaces

Tenure: Leasehold EPC Rating: C

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.



Total floor area 53.1 m² (572 sq.ft.) approx

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.propertybox.io



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Property Ref:
GOS113226 - 0002

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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