



Parry Court, Parham Road, Gosport PO12 4DE

fox & sons

welcome to

Parry Court Parham Road, Gosport

- Two Bedrooms
- Upper Floor Apartment
- En-suite
- Secure Entry System
- No Forward Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: B 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.

£135,000

Entrance Hall

Door to access, secure telecom entry system, storage cupboard housing meters, radiator.

Lounge/Diner

17' 7" max x 14' 8" max (5.36m max x 4.47m max)

UPVC double glazed window to rear elevation, restricted head height, radiator, open to:

Kitchen

7' 7" max x 6' 3" max (2.31m max x 1.91m max)

Matching wall and base units, stainless steel sink and drainer unit, work surfaces, electric oven, gas hob, cooker hood, cupboard housing central heating boiler, washing machine, integrated washing machine and fridge/freezer, tiled splashbacks.

Bedroom 1

14' 6" max x 13' 3" max (4.42m max x 4.04m max)

UPVC double glazed windows to rear and side elevation, in-built wardrobe, storage cupboard, restricted head height, door to:

En-Suite

Shower cubicle, wash hand basin, wc, heated towel rail, extractor fan, partially tiled walls.

Bedroom 2

11' 1" max x 11' 1" max (3.38m max x 3.38m max)

UPVC double glazed window to rear elevation, restricted head height, radiator.

Bathroom

Bath with shower over, wash hand basin, wc, part tiled walls, extractor fan.



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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.



Property Ref:

GOS113334 - 0004



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