



Canada House, Wakeley Drive, Gosport PO12 2FH

welcome to

Canada House Wakeley Drive, Gosport

Fox & Sons Gosport are delighted to welcome to the market this IMMACULATE two bedroom TOP floor independent living apartment. Situated in the prestigious water side ROYAL HASLAR development this wonderful apartment benefits from lift access to all floors, modern fixtures and fittings and more...

Entrance Hall

Irregular Shaped Room x (x)

Door to access, four UPVC double glazed windows to side elevation, cupboard, radiator.

Lounge / Diner / Kitchen

24' 6" max x 21' 5" max (7.47m max x 6.53m max)

Ten UPVC double glazed windows to side and rear elevation, two radiators.

Kitchen area:

Matching wall and base units, work surfaces, in-set sink and drainer unit, electric oven, induction hob, cooker-hood, in-built microwave, integrated washing machine, dishwasher and fridge/freezer.





Bedroom 1

16' 2" max x 10' 6" max (4.93m max x 3.20m max)
Two UPVC double glazed windows to side elevation,
fitted wardrobe, radiator, door to:

En-Suite

Walk-in shower, vanity wash hand basin, wc, heated
towel rail, extractor fan, tiled walls.

Bedroom 2

16' 2" max x 10' 9" max (4.93m max x 3.28m max)
UPVC double glazed window to side elevation, fitted
wardrobes, radiator.

Bathroom

Bath with shower over, wash hand basin, wc, heated
towel rail, extractor fan, tiled walls.



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welcome to

Canada House Wakeley Drive, Gosport

- PRESTIGIOUS WATERFRONT HOME
- LIFT ACCESS TO ALL FLOORS
- RESIDENTS PARKING
- SITUATED AT THE POPULAR ROYAL HASLAR DEVELOPMENT
- SET IN 62 ACRES OF PARKLAND

Tenure: Leasehold EPC Rating: C

£435,000



Total floor area 87.6 sq.m. (943 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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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 marks



Property Ref:
GOS110874 - 0003

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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