

St Georges Walk, St Georges Barracks,  
Gosport, Hampshire, PO12 1FH

£163,500



Grade II Listed Building & In A  
Conservation Area

Open Plan Lounge & Kitchen

13'10 x 10'3 2nd Bedroom

Bathroom With White Suite

No Forward Chain

Two Bedroom Apartment

Main Bedroom With Featured Arched  
Ceiling

Electric Central Heating

Close To Town Centre

**023 9258 5588**

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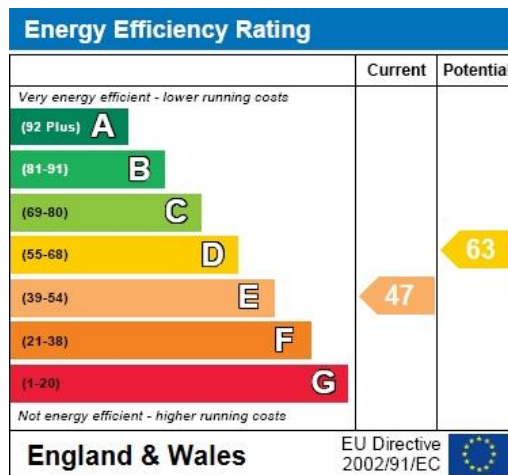
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### Ground Floor



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Exterior Staircase	Leading down to lower ground floor.
Communal Entrance Hall	Door security system, access to 3 flats.
Entrance Hall	Radiator, cupboard with meters and hot water tank, electric central heating system, flat ceiling, door security phone.
Open Plan Lounge / Kitchen	24'4" (7.42m) x 10'9" (3.28m)
Lounge Area	Georgian style sash window, 2 radiators, flat ceiling.
Kitchen Area	1 ½ bowl stainless steel sink unit, wall and base cupboards with worksurface over, built in oven, 4 ring electric hob with extractor canopy over, integrated dishwasher, washing machine, space for fridge/freezer, tiled splashbacks, flat ceiling with spotlights.
Bedroom 1	23'1" (7.04m) x 9'3" (2.82m) 2 radiators, Georgian style sash window. This bedroom has a particular feature of an arched ceiling.
Bedroom 2	13'10" (4.22m) x 10'3" (3.12m) Radiator, built in double cupboard, Georgian style sash window, flat ceiling.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, pedestal hand basin, low level W.C., tiled splashbacks, flat ceiling with spotlights, extractor fan, heated towel rail.
OUTSIDE	We understand that there is an allocated parking space for this property.
Tenure	<p>Leasehold. Balance of a 125 year lease from 1st July 2003 . Current ground rent £150 per year and maintenance charges approx £3000 per annum. The maintenance includes water, sewage and building insurance.</p> <p>These details are provided to the best of our ability from the information provided to us by the owner, but a buyer should check the figures once the official leasehold enquiries from the management company/freeholder are received by their legal advisor as they can be subject to change. This should be done before exchanging contracts to purchase the property.</p>
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas connected to this property.
Council Tax	Band D.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a>



Full Energy Performance Certificate  
available upon request

### Appointment

Date:

Time:

Person Meeting:

### Viewing Notes

These particulars, whilst believed to be accurate, are set out as a general outline for guidance and do not constitute any part of an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate. Floor Plans are obtained from a third party and may contain inaccuracies. Photographs are for guidance only and may change over the course of marketing. Information provided on lease terms, maintenance and ground rent have been provided by the vendor and you should ask your legal representative to confirm this information before exchanging contracts.