

Milford Court, Galemoor Avenue,
Gosport, Hampshire, PO12 2TN

£179,995



Top Floor Flat

Lounge With Balcony

PVCu Double Glazing

Shared Double Length, Double Garage

Located Near To Stanley Park and Stokes Bay

Three Bedrooms

Spacious Kitchen

Electric Heating

Residents Casual Parking

No Forward Chain

023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

Email: office@dimon-estate-agents.co.uk

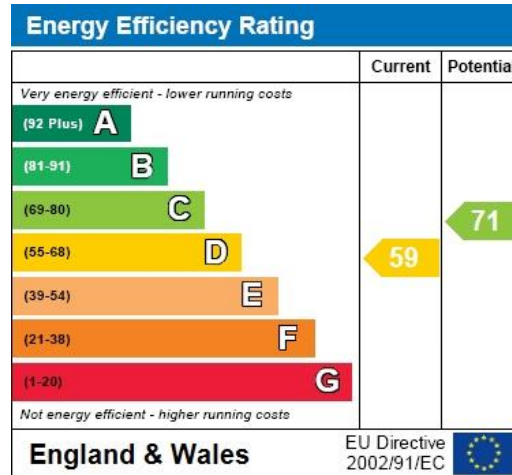
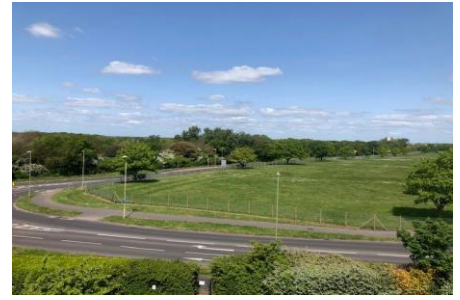
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Fourth Floor



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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Communal Entrance	With stairs to each floor.
Outer Hallway	With electric meter cupboards, newly fitted hardwood fire door to:
Inner Hallway	With door entry phone, storage heater, airing cupboard, storage cupboard, dado rail, access to loft space.
Lounge	19'2" (5.84m) x 14'1" (4.29m) Aluminium double glazed patio door and picture window giving access to balcony, stone fireplace, 2 storage heaters, coved ceiling.
Kitchen	14'2" (4.32m) x 8'8" (2.64m) 1 1/2 bowl stainless steel sink unit, wall and base units with worksurface over, built in double oven and 4 ring electric hob with cooker extractor canopy over, plumbing for washing machine, space for fridge/freezer, PVCu double glazed window, space for tumble dryer, coved ceiling, timber flooring, composite panel splashbacks.
Bedroom 1	14'5" (4.39m) x 10'3" (3.12m) PVCu double glazed window, storage heater, built in double cupboard.
Bedroom 2	10'11" (3.33m) x 7'4" (2.24m) PVCu double glazed window, storage heater, built in cupboard.
Bedroom 3	11'5" (3.48m) x 7'9" (2.36m) PVCu double glazed window, storage heater, built in cupboard.
Bathroom	Panelled bath with shower and screen, vanity hand basin, low level W.C. with concealed cistern, PVCu double glazed window, tiled splashbacks, coved ceiling, extractor fan.
OUTSIDE	
Garage	The owner has the right hand side of a double length, double garage approx 32`1 long.
Tenure	Leasehold. Balance of a 189 year lease from 25th March 1976. Current ground rent peppercorn (£0) and maintenance charge September 22/23 £2652.34 per annum which includes a £720 annual reserve fund. 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.
Council Tax	Band B.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk



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.