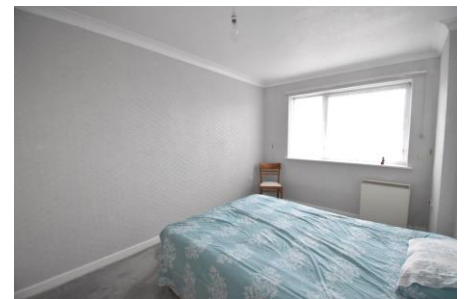


Leventhorpe Court, Elmhurst Road,
Gosport, Hampshire, PO12 1NX

£150,000



Two Bedroom

Good Size Lounge With Balcony

PVCu Double Glazing

Lift To All Floors

Communal Swimming Pool & Garden Area

Third Floor Flat

Re-Fitted Shower Room

Electric Storage Heaters

Centrally Located For Shops & Bus Services

No Forward Chain

023 9258 5588

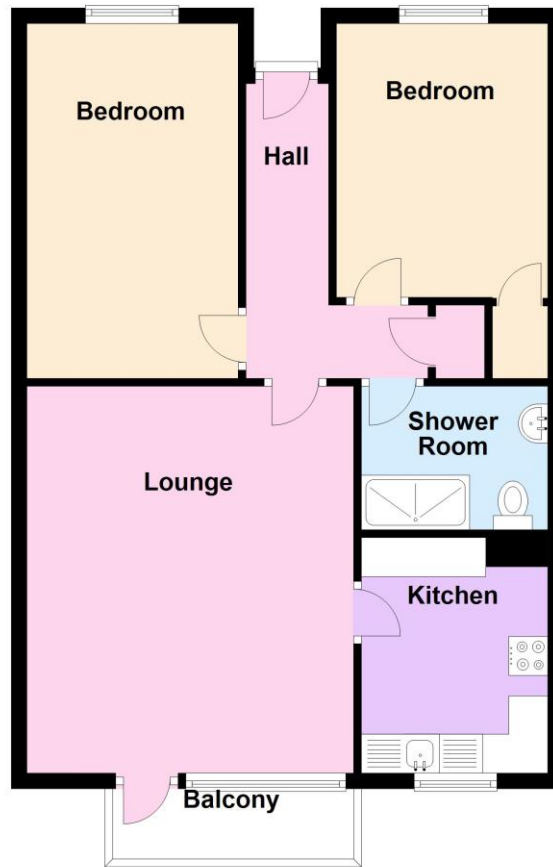
6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

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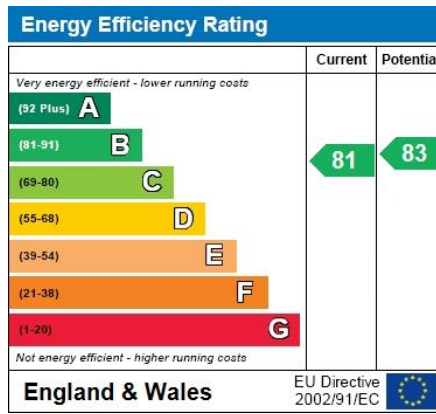
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Third Floor



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WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 53 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Communal Entrance	With lift or stairs to each floor. The flat is located on the 3rd floor.
Entrance Hall	Coved ceiling, door entry phone, airing cupboard.
Lounge	16'3" (4.95m) x 13'8" (4.17m) PVCu double glazed window and door to balcony, storage heater, coved ceiling, 2 wall lights.
Kitchen	9'10" (3m) x 7'10" (2.39m) Double drainer stainless steel sink unit, wall and base cupboards with worksurface over, PVCu double glazed window, electric cooker point, plumbing for washing machine, tiled splashbacks.
Bedroom 1	14'11" (4.55m) x 8'11" (2.72m) PVCu double glazed window, storage heater, coved ceiling.
Bedroom 2	11'6" (3.51m) x 8'10" (2.69m) PVCu double glazed window, storage heater, coved ceiling, built in cupboard.
Shower Room	White suite of shower cubicle with Triton shower over, pedestal hand basin, low level W.C., fully tiled to 2 walls, extractor fan.
Communal Facilities	Communal garden, swimming pool, casual parking.
Tenure	<p>Leasehold. A new lease of 999 year lease from 2023, no ground rent, current maintenance charge £2629.29.</p> <p>Leventhorpe Court have purchased the freehold to the development and each hold a share in a company that owns the freehold.</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>
Council Tax	Band B.



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.