



# MIR: Material Info

The Material Information Affecting this Property

Friday 12<sup>th</sup> July 2024



**HOMEFORT HOUSE, 82, STOKE ROAD, GOSPORT, PO12**

**Dimon Estate Agents Limited**

6 Stokesway, Stoke Road  
023 9258 5588  
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www.gosportproperty.com



## Property

<b>Type:</b>	Flat / Maisonette	<b>Tenure:</b>	Leasehold
<b>Bedrooms:</b>	1	<b>Start Date:</b>	28/08/1986
<b>Floor Area:</b>	473 ft <sup>2</sup> / 44 m <sup>2</sup>	<b>End Date:</b>	01/09/2084
<b>Plot Area:</b>	0.36 acres	<b>Lease Term:</b>	99 years from 1 September 1985
<b>Year Built :</b>	1983-1990	<b>Term Remaining:</b>	60 years
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,659		
<b>Title Number:</b>	HP308452		

## Local Area

<b>Local Authority:</b>	Hampshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	No Risk
• Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>18</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Homefort House, 82 Stoke Road, PO12

Energy rating

**C**

Valid until 27.03.2034

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	72   c	76   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Enclosed Mid-Terrace
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	03
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, insulated (assumed)
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 270 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Electric storage heaters
<b>Main Heating Controls:</b>	Manual charge control
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	44 m <sup>2</sup>

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## Property Lease Information

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Ground Rent subject to review. Please contact our office for more details

## Gas Supply

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No gas is connected to this property

# Dimon Estate Agents Limited

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Valuation Office  
Agency

