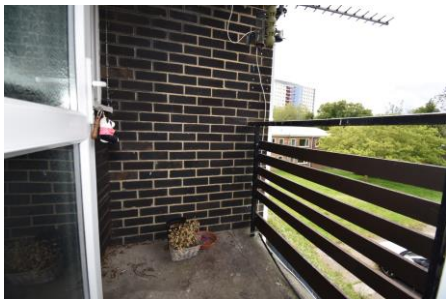


The Mews, Trinity Green,
Gosport, Hampshire, PO12 1EZ

£95,000



First Floor Flat
Separate Kitchen
Lounge With Small Balcony
Gas Central Heating

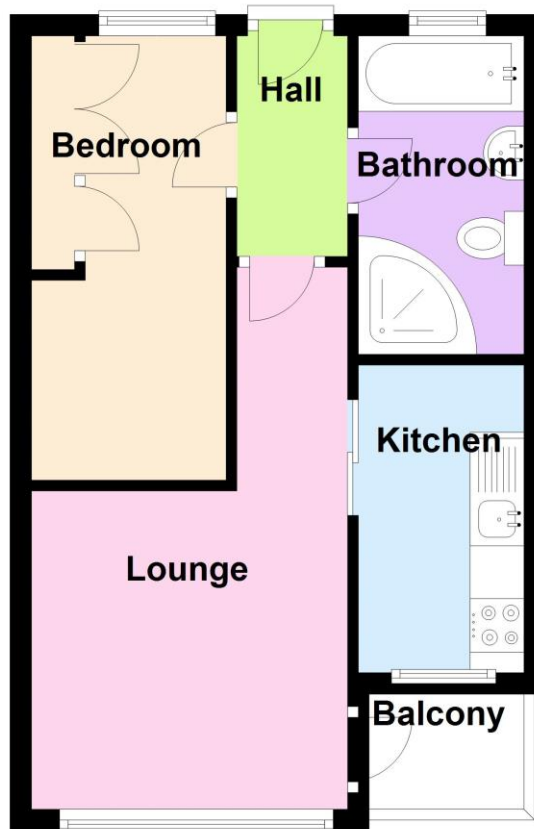
One Bedroom
Four Piece Bathroom With Window
PVCu Double Glazing
No Forward Chain

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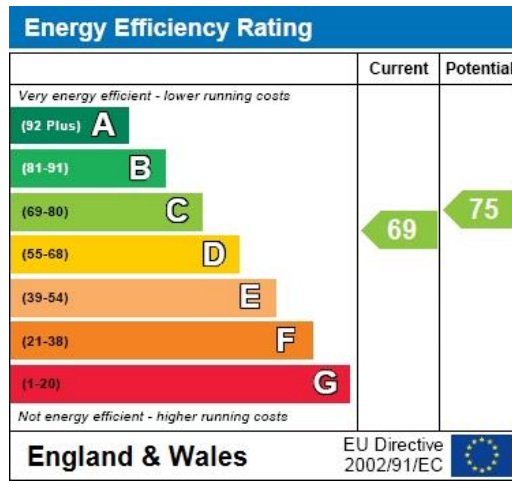
Top Floor flat



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Exterior Staircase	Leading to first floor.
Entrance Hall	PVCu double glazed front door.
Lounge	9'7" (2.92m) x 9'4" (2.84m) PVCu double glazed window and door to small balcony, radiator.
Kitchen	9'4" (2.84m) x 4'11" (1.5m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring electric hob, space for fridge/freezer, PVCu double glazed window, plumbing for washing machine, tiled splashbacks.
Bedroom	13'7" (4.14m) x 5'11" (1.8m) PVCu double glazed window, built in triple cupboard (part of which houses wall mounted gas central heating boiler).
Bathroom	9'8" (2.95m) x 5'0" (1.52m) 4 piece suite of shower cubicle with Mira shower, panelled bath, vanity hand basin, low level W.C., tiled walls, PVCu double glazed window, heated towel rail.
Tenure	<p>Leasehold. Balance of a 125 year lease from 29th September 2003. Current ground rent £10.00 per year, maintenance charges £57.50 per year, reserve fund £345.00 per year.</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 A.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk
Services	We understand that this property is connect to mains gas, electric, water and sewage



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.