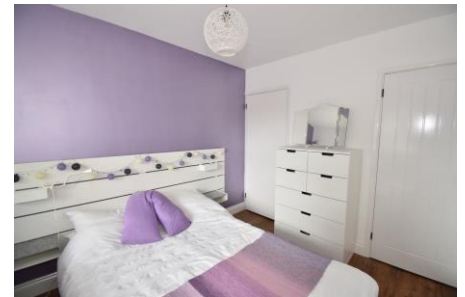


Leventhorpe Court, Elmhurst Road,  
Gosport, Hampshire, PO12 1NX

£180,000



Ground Floor Apartment

Modern Kitchen

PVCu Double Glazing

Garage

In Our Opinion, A Well Presented Flat

Two Bedrooms

Shower Room With White Suite

Newly Decorated

In Our Opinion, Convenient To Stoke Road  
& Its Facilities

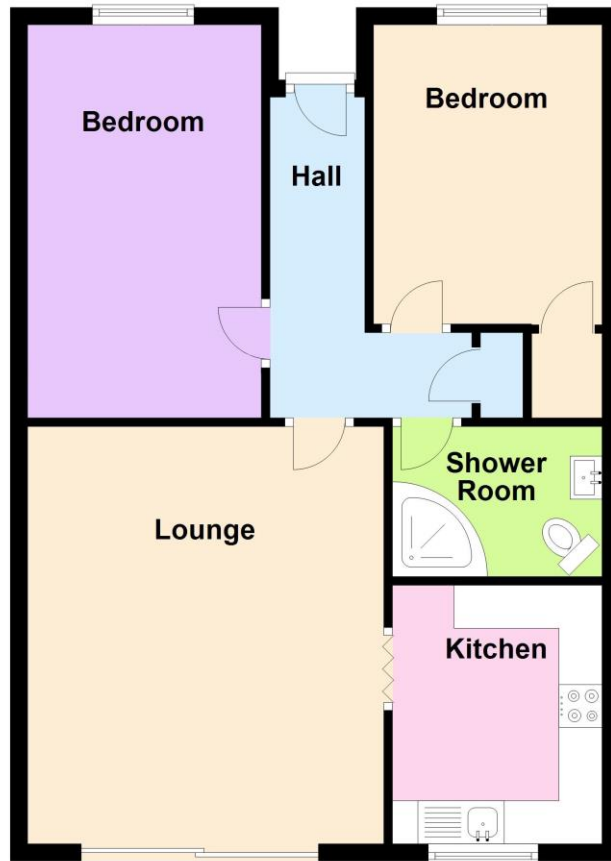
**023 9258 5588**

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Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

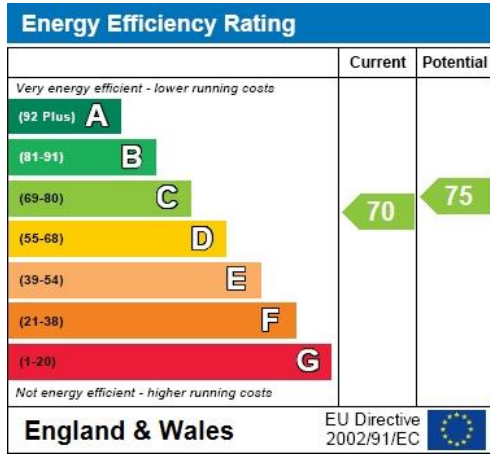
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## Ground Floor



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WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 54 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	PVCu double glazed front Door, cupboard, coved ceiling, Camaro flooring.
Lounge	15'10" (4.83m) x 13'7" (4.14m) PVCu double glazed patio door to small patio area with iron balustrade and gate, electric panel heater.
Kitchen	9'8" (2.95m) x 8'0" (2.44m) Single drainer stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring electric hob with extractor hood over, plumbing for washing machine, space for fridge/freezer, skirting heater, PVCu double glazed window, aqua panel splashbacks, coved ceiling.
Bedroom 1	14'10" (4.52m) x 8'10" (2.69m) PVCu double glazed window, Camaro flooring.
Bedroom 2	11'2" (3.4m) x 8'10" (2.69m) PVCu double glazed window, built in cupboard, Camaro flooring.
Shower Room	White suite of shower cubicle with Triton shower, low level W.C., vanity hand basin, tiled walls, extractor fan, heated towel rail, coved ceiling.
OUTSIDE	Communal residents parking, swimming pool and laundry room.
Garage	Located in block.
Tenure	<p>Leasehold. Balance of a 150 year lease from 17th June 2013, no ground rent, current maintenance charge £2779.55 per annum.</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>
Services	We understand this property is on main water, sewage and electric. There is no gas to this development.
Council Tax	Band B.
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:
<a href="#">Viewing Notes</a>		

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.