

Dandelion Close, Carisbrooke Green,  
Gosport, Hampshire, PO13 0PN

£149,000



2nd Floor Flat  
Spacious Lounge  
Separate Kitchen With Window  
Allocated Parking Space  
No Forward Chain

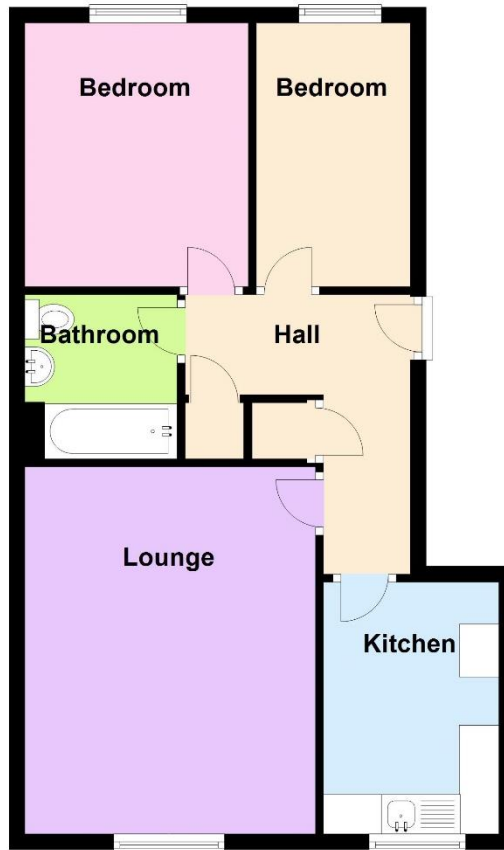
Two Bedrooms  
Modern Bathroom  
Electric Heating  
Tucked Away Position

**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE  
Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

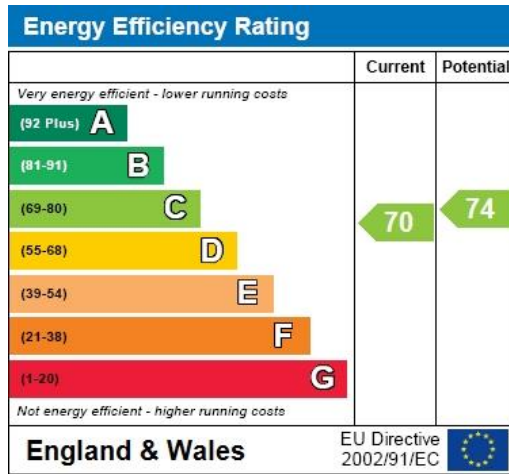
To view all our properties visit:  
[www.GosportProperty.com](http://www.GosportProperty.com)

## Second Floor



**SELLING YOUR OWN PROPERTY IN GOSPORT?  
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**

Communal Entrance	With stairs to each floor, the flat is located on the 2nd floor which is the top floor.
Entrance Hall	Storage heater, storage cupboard, airing cupboard, door entry phone.
Lounge	15'3" (4.65m) x 12'2" (3.71m) PVCu double glazed window, storage heater.
Kitchen	10'5" (3.18m) x 7'3" (2.21m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, plumbing for washing machine, electric cooker point, space for fridge/freezer, plumbing for dishwasher, tiled splashbacks, PVCu double glazed window.
Bedroom 1	10'11" (3.33m) x 9'3" (2.82m) PVCu double glazed window and electric panel heater.
Bedroom 2	10'11" (3.33m) x 6'4" (1.93m) PVCu double glazed window, electric panel heater.
Bathroom	6'9" (2.06m) x 6'4" (1.93m) White suite of panelled bath with Mira shower over, pedestal hand basin, low level W.C., tiled splashbacks, Dimplex fan heater, extractor fan.
OUTSIDE	
Tenure	<p>Leasehold. Balance of a 125 year lease from 1st January 1988. Current ground rent £120 per annum and maintenance charge £2,498.44 per annum.</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 that this property is connect to mains electric, water and sewage. There is no gas to this property.
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:
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.