

Crown Mews, 15 Clarence Road,
Gosport, Hampshire, PO12 1DH

£138,000



Two Bedrooms Flat

Newly Renovated Bathroom

PVCu Double Glazing

Newly Decorated

Located Near To Town Centre & Ferry
Terminal

Separate Kitchen

Electric Heating

No Forward Chain

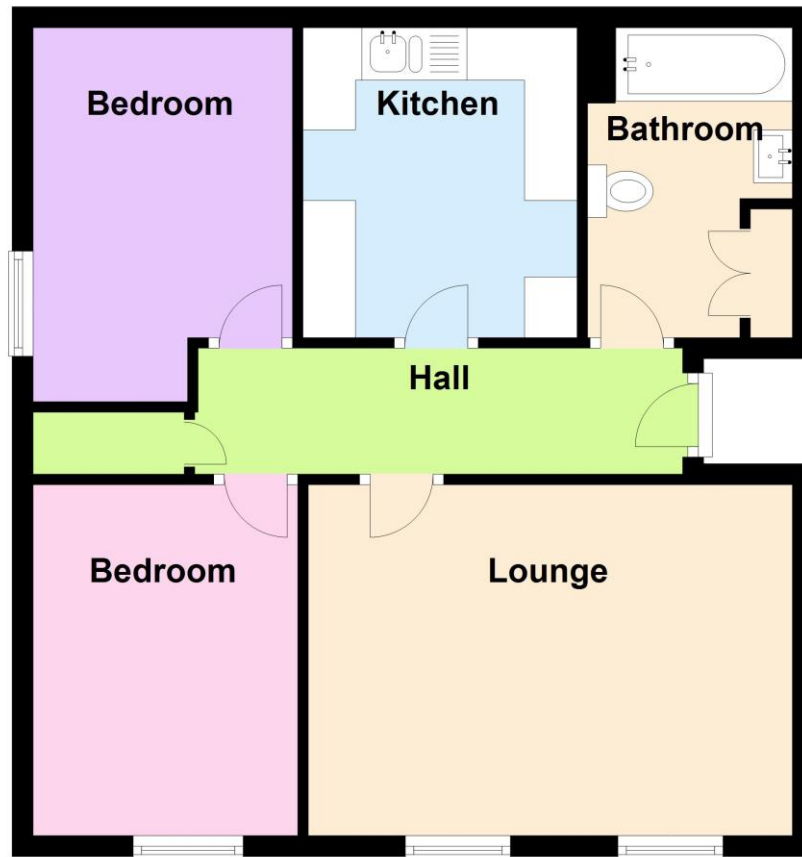
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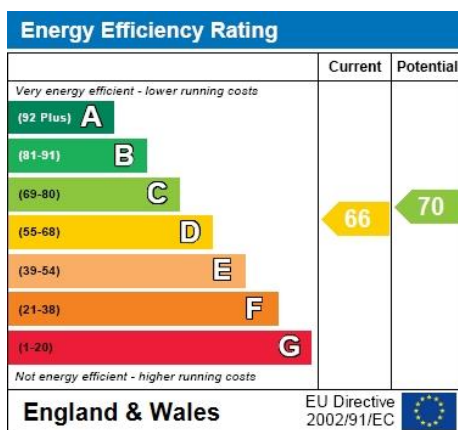
Ground Floor



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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	15'0" (4.57m) x 3'11" (1.19m) With door entry phone, storage cupboard, storage heater.
Lounge	15'2" (4.62m) x 10'11" (3.33m) 2 PVCu double glazed windows, coved ceiling, 2 storage heaters.
Bedroom 1	11'0" (3.35m) x 8'3" (2.51m) PVCu double glazed window, storage heater.
Bedroom 2	11'7" (3.53m) x 8'1" (2.46m) PVCu double glazed window.
Kitchen	9'8" (2.95m) x 8'6" (2.59m) Wall and base units with worksurface over, 1 1/2 bowl stainless steel sink unit, tiled splashbacks, electric cooker point, recess for fridge/freezer, plumbing for washing machine.
Bathroom	9'3" (2.82m) x 6'8" (2.03m) Max, Panelled bath, hand basin, W.C., airing cupboard.
OUTSIDE	
Allocated Parking Space	In secure lower ground parking area.
Tenure	<p>Leasehold. Balance of a 150 years less 10 days lease from 9th August 1989 . Current ground rent peppercorn and maintenance charges £1716.12 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>
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Council Tax	Band C.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk



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.