

Harbour Tower, Trinity Green,  
Gosport, Hampshire, PO12 1HF

£145,000



12th Floor Flat

Lounge

PVCu Double Glazing

Views Over Gosport Towards The Solent &  
Isle Of Wight

No Forward Chain

Two Bedrooms

Separate Kitchen With Window

Gas Central Heating

Recently Redecorated

Near To Gosport Town, Bus Station &  
Ferry To Portsmouth

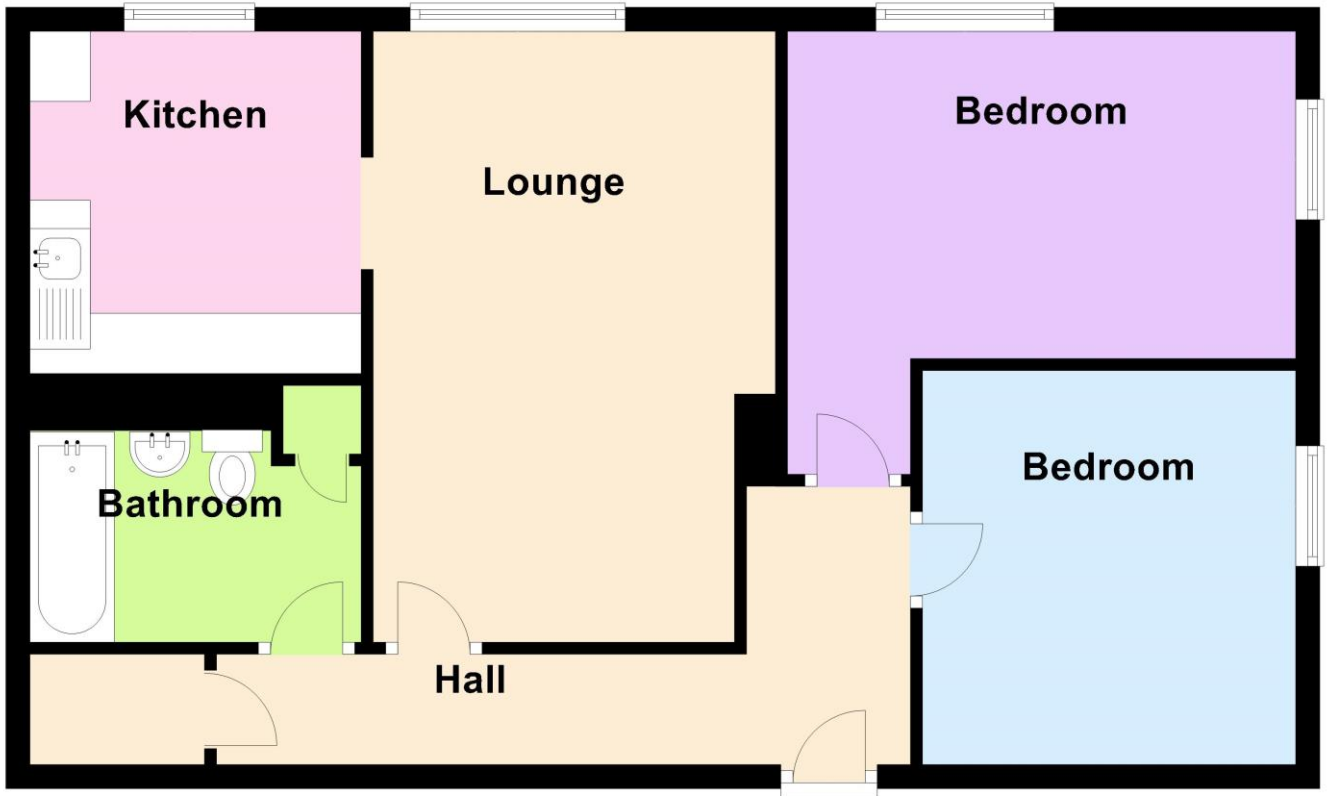
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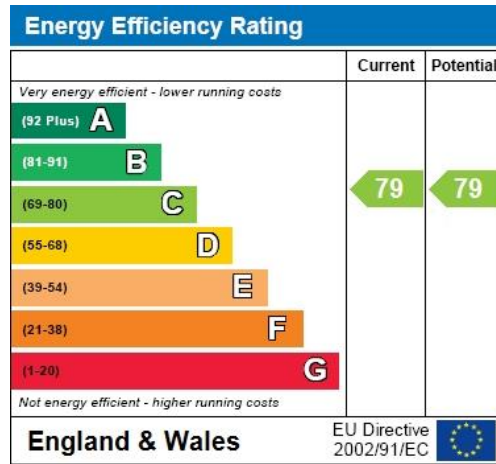
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## 12th Floor



**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 Hall	With 2 lifts or stairs. The flat is located on the 12th floor.
Entrance Hall	With airing cupboard, door entry phone, radiator.
Lounge	16'7" (5.05m) x 10'11" (3.33m) PVCu double glazed window, radiator.
Kitchen	9'2" (2.79m) x 8'11" (2.72m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, double radiator, PVCu double glazed window, tiled splashbacks, wall mounted gas central heating boiler, plumbing for washing machine.
Bedroom 1	13'10" (4.22m) x 8'10" (2.69m) Plus Recess PVCu double glazed window, radiator.
Bedroom 2	10'10" (3.3m) x 10'1" (3.07m) PVCu double glazed window, radiator.
Bathroom	9'0" (2.74m) x 5'6" (1.68m) Panelled bath, pedestal hand basin, W.C., radiator, tiled splashbacks, shelved cupboard.
Communal Facilities	Raised patio area to the front of the building over looking harbour. Observation room at the top of the building for residents with 360 panoramic views of Portsmouth Harbour and The Solent. Residents parking which we believe is run on a permit system where permits can be purchased.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Leasehold. Balance of a 125 year lease from 1983. Current ground rent £10 per annum and maintenance charges £147.00 pcm.  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.
Council Tax	Band C.
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.