

Pavilion Way, Gosport,
Hampshire, PO12 1FE

£159,995



Ground Floor Flat With No Forward Chain

French Doors To Patio Area With
Balustrade

Open Plan Living Area

Main Bathroom

Close To Gosport Town Centre & Ferry
Access To Portsmouth

Two Bedrooms

Kitchen With Built In Cooker

En-Suite Shower Room To Bedroom 1

Gas Central Heating

St Georges Barracks South Conservation
Area

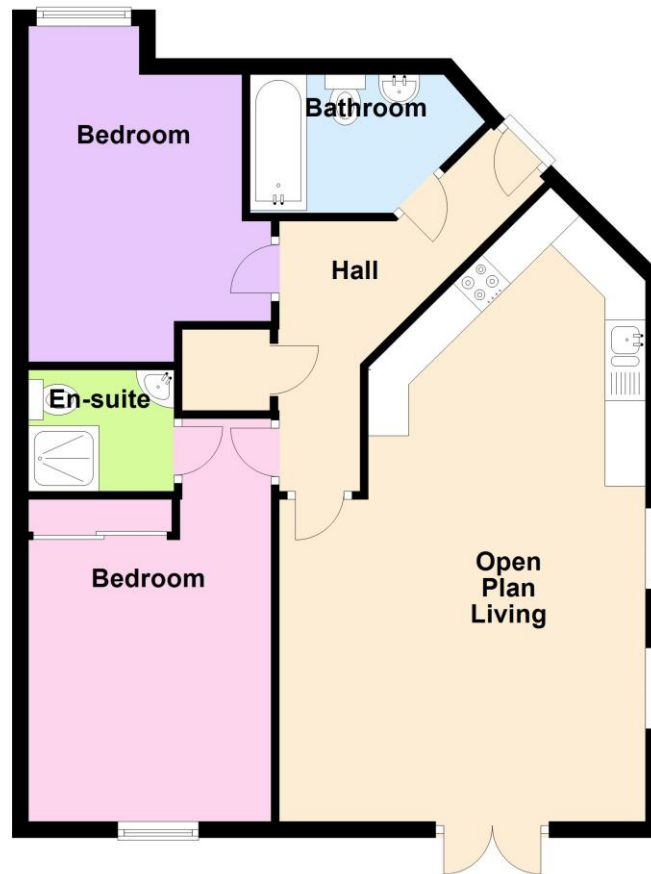
023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

Email: office@dimon-estate-agents.co.uk

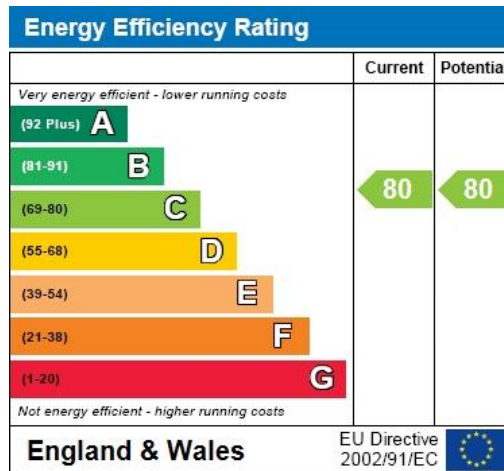
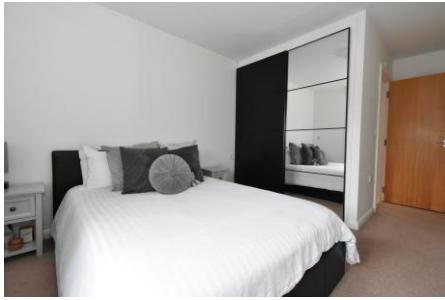
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Ground Floor



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

Communal Entrance Hall	With door entry system, the flat is located on the ground floor.
Entrance Hall	With radiator, door entry phone, storage cupboard.
Open Plan Living Area	
Lounge Area	15'0" (4.57m) x 13'0" (3.96m) Twin aspect room with window to side and French doors to own patio area with balustrade, double radiator.
Kitchen Area	11'4" (3.45m) x 11'10" (3.61m) To Furthest Point, 1 1/2 bowl stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy above, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher, wall mounted Vaillant gas central heating boiler concealed within cupboard, ceramic tiled floor.
Bedroom 1	10'10" (3.3m) Plus Recess x 9'9" (2.97m) Radiator, built in wardrobe with sliding doors.
Shower Room	White suite of shower cubicle, corner hand basin, low level W.C., tiled splashbacks, heated towel rail, ceramic tiled floor, extractor fan.
Bedroom 2	13'7" (4.14m) Max x 8'8" (2.64m) Radiator.
Modern Bathroom	White suite of panelled bath with mixer tap and shower attachment, pedestal hand basin, low level W.C., tiled splashbacks, ceramic tiled floor, heated towel rail, extractor fan.
OUTSIDE	Allocated parking
Tenure	Leasehold. Balance of a 125 year lease from 1st July 2003. Current ground rent £200 per year and maintenance charge £4704 per year, which included water, sewage and building insurance. 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.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Council Tax	Band D.
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.