

Milford Court, Gale Moor Avenue,
Gomer, Gosport, Hampshire, PO12 2TN

£195,000



Spacious Third Floor Apartment

Lounge With Balcony

Bathroom With Window

Extended Lease Of 189 Years From 25th
March 1976

Shared Double Garage

Three Bedrooms

Separate Kitchen With Window

PVCu Double Glazing & Electric Heating

Panoramic Views Over Playing Field With
Solent & Isle Of Wight In The Distance

No Forward Chain

023 9258 5588

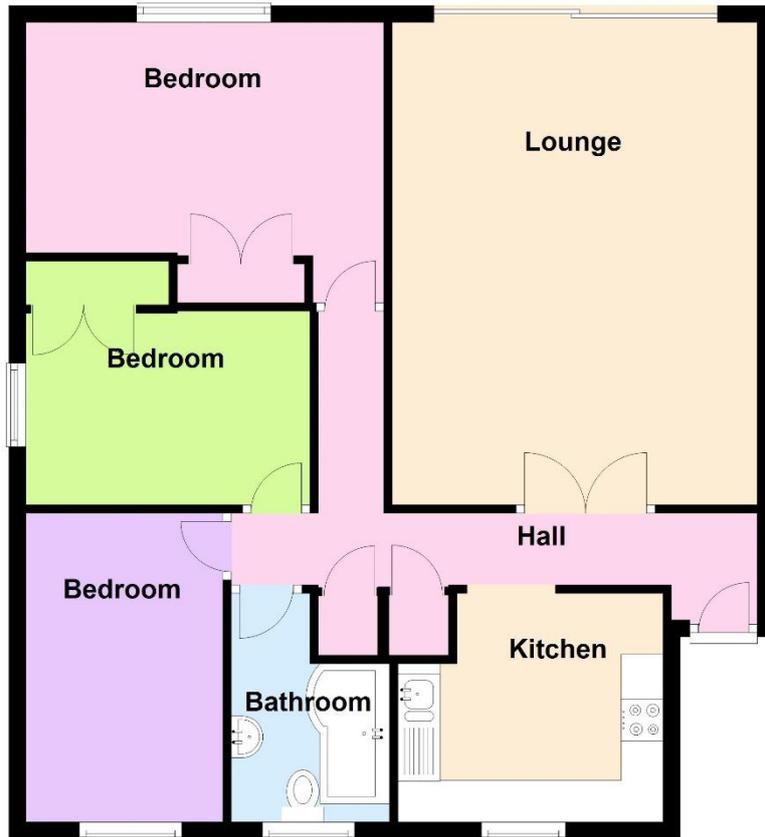
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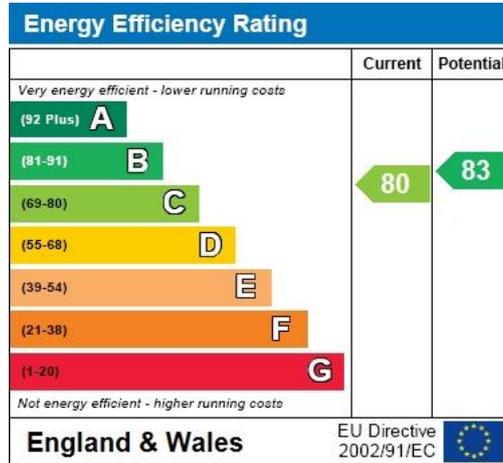
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Third Floor



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

Communal Entrance	Door entry system.
Entrance Hall	Airing cupboard, storage cupboard, glazed french doors to:
Lounge	18'11" (5.77m) x 14'3" (4.34m) PVCu double glazed sliding doors to patio with picture windows to side, storage heater, coved ceiling, views across to The Solent and Isle Of Wight.
Kitchen	8'11" (2.72m) x 10'4" (3.15m) narrowing to 7'6" (2.29m), 1 ½ bowl stainless steels sink unit, wall and base units with worksurface over, built in oven and 4 ring induction hob, cooker extractor canopy over, plumbing for washing machine, PVCu double glazed window, space for fridge/freezer, tiled splashbacks.
Bedroom 1	13'11" (4.24m) x 9'0" (2.74m) Plus Recess PVCu double glazed window, built in double cupboard, storage heater, views across to The Solent and Isle Of Wight.
Bedroom 2	10'11" (3.33m) x 7'5" (2.26m) PVCu double glazed window, built in double cupboard, storage heater.
Bedroom 3	12'1" (3.68m) x 7'9" (2.36m) PVCu double glazed window, storage heater.
Bathroom	White suite of panelled bath with shower over, pedestal hand basin, low level WC., PVCu double glazed window, tiled splashbacks, ceramic tiled floor.
OUTSIDE	
Parking / Garage	Residents parking on a casual basis, right hand side of a double garage.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this development.
Tenure	Leasehold. Balance of a 189 year lease from 25th March 1976. Current ground rent £40 per annum and maintenance charge and reserve fee £2266.56 per annum. 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 B.
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.