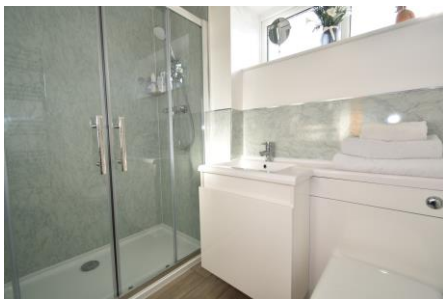


Bridge House, Gregson Avenue,  
Bridgemary, Gosport, Hampshire, PO13 0UX

£135,000



Ground Floor Flat

Newly Fitted Shower Room

Gas Central Heating

Part Glazed Oak Style Internal Doors

Ideal First Purchase

One Bedroom

Good Size Modern Kitchen

PVCu Double Glazing

Near To Shops & Local Facilities

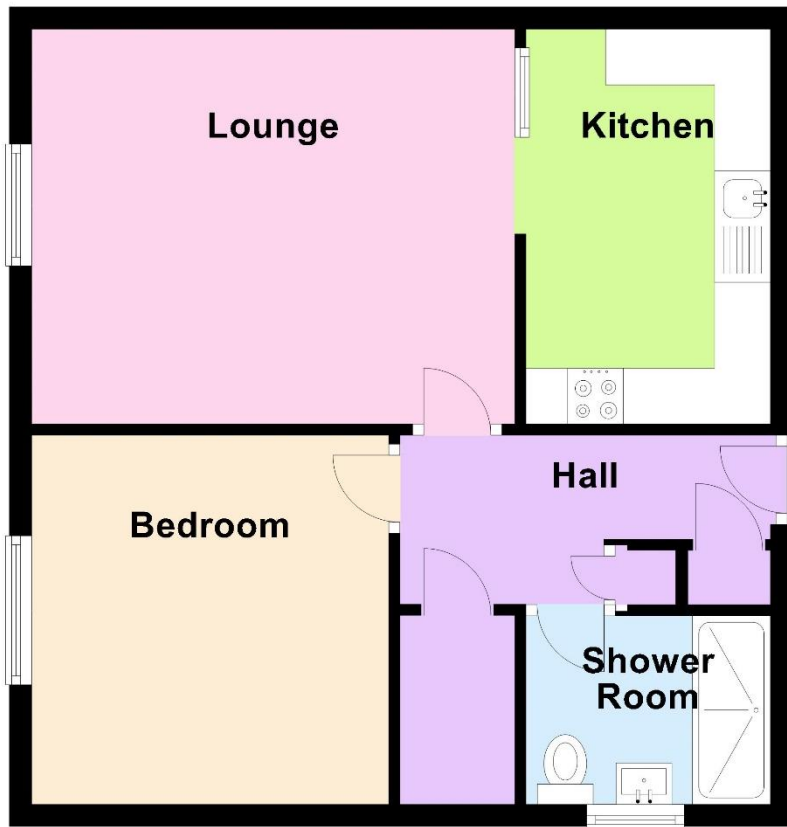
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Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

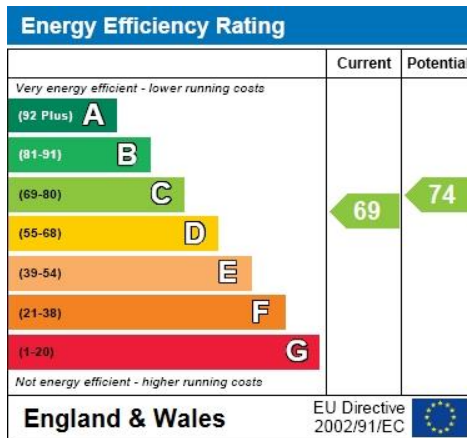
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## Ground Floor



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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 door entry facility, the flat is located on the ground floor.
Entrance Hall	With radiator, door entry phone, laminate flooring, storage cupboard, meter cupboard, airing cupboard with gas central heating boiler, part glazed oak style doors.
Lounge	14'3" (4.34m) x 11'8" (3.56m) PVCu double glazed window, double radiator, coved ceiling.
Kitchen	11'7" (3.53m) x 7'0" (2.13m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, electric cooker point, plumbing for washing machine, space for fridge/freezer, tiled splashbacks, coved ceiling, PVCu double glazed window, radiator.
Bedroom	10'9" (3.28m) x 10'7" (3.23m) PVCu double glazed window, radiator.
Shower Room	7'4" (2.24m) x 5'5" (1.65m) Double sized shower cubicle with Mira shower, vanity hand basin with cupboard under, low level W.C. with integrated cistern, chrome heated towel rail, PVCu double glazed window, aqua panel splashbacks.
OUTSIDE	
Store Shed	
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Leasehold. Balance of a 125 year lease from 28th January 2002. Current ground rent £10 a year and maintenance charges £1140 year. The owner advised he pays his own 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.
Council Tax	Band A.
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.