

The Vestry, 10-12 Stoke Road,  
Gosport, Hampshire, PO12 1JB

£156,000



Ground Floor Flat in Modern Conversion  
Conservation Area  
Kitchen With Integrated Appliances  
Electric Heating  
Ideally Located For Shopping Facilities &  
Bus Services

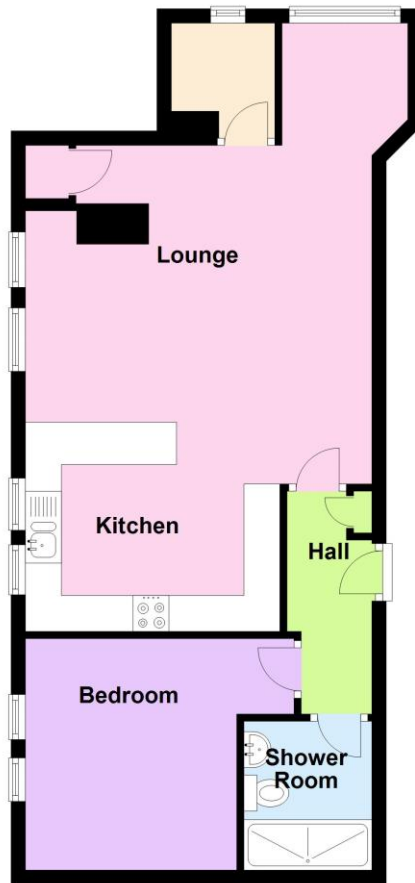
One Bedroom  
Open Plan Living Area  
Small Study Area  
Well Maintained Accommodation  
Share Of Freehold

**023 9258 5588**

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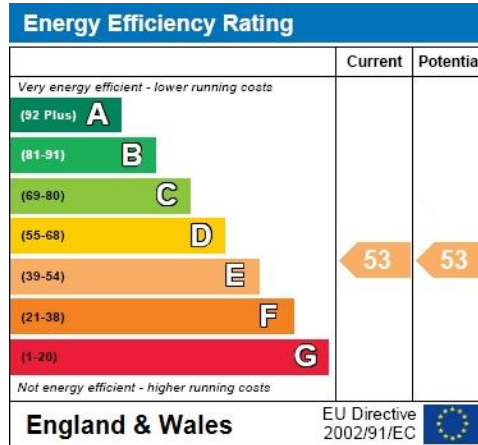
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## Ground Floor



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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 system.
Entrance Hall	With electric panel heater, door entry phone, meter cupboard.
Open Plan Living Area	22'4" (6.81m) Approx x 15'9" (4.8m) Max
Kitchen Area	1½ bowl stainless steel sink unit, light grey fitted wall and base units, built in oven and 4 ring induction hob with cooker extractor canopy over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, 2 double glazed windows.
Lounge Area	With 2 electric panel heaters, 2 double glazed windows, large storage cupboard, 2 wall lights.
Additional Windowed Area	5'9" (1.75m) x 5'5" (1.65m) Timber window with double glazed inset, stained glass window panel over.
Study Area	4'9" (1.45m) x 4'1" (1.24m) Stained glass window with double glazed internal panel, shelving.
Bedroom	10'6" (3.2m) x 9'8" (2.95m) Plus Recess, 2 PVCu double glazed windows, electric panel heater.
Shower Room	7'3" (2.21m) x 5'9" (1.75m) Double size shower cubicle with Mira shower and glass screen, pedestal hand basin, low level W.C., heated towel rail, extractor fan, medicine cabinet with light, tiled splashbacks.
OUTSIDE	Communal bike store
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Tenure	Leasehold. Balance of a 999 year lease from 29th September 2017. Current ground rent peppercorn (£0) and maintenance £70 per month.  The Vestry own the freehold to the development and each hold a share in a company that owns the freehold.  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.