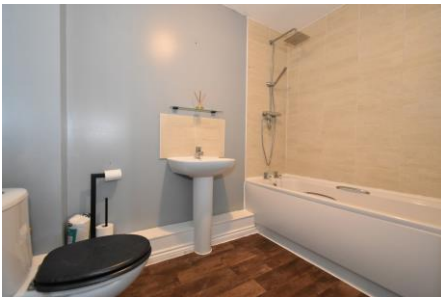


Ark Royal House, 94 Blanchard Avenue,
Rowner, Gosport, Hampshire, PO13 8NR

£145,000



Two Bedroom Flat
Gas Central Heating
Spacious Bathroom
Lift To All Floors

In Our Opinion, Suitable First Time
Purchase

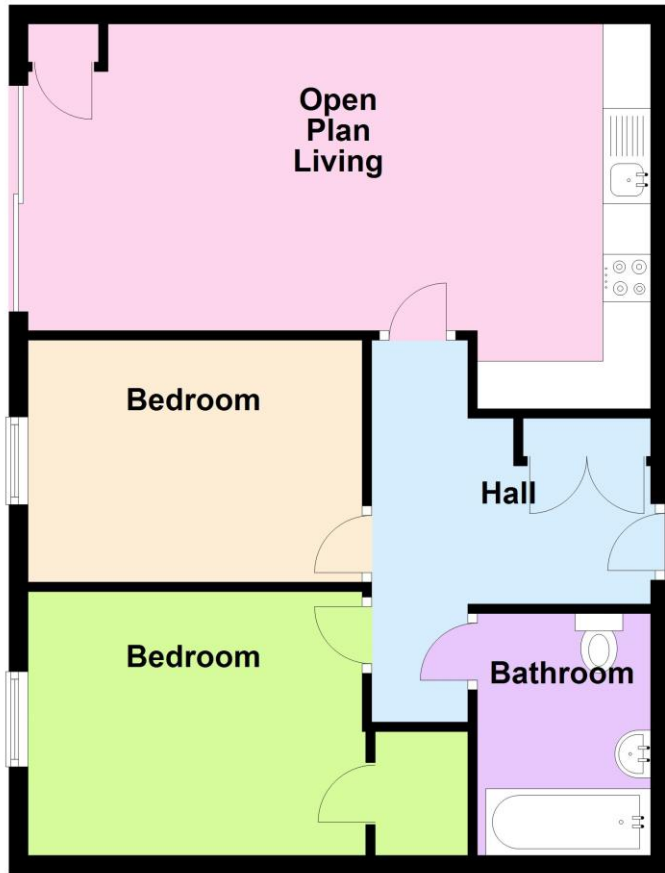
Open Plan Living
Double Glazing
Allocated Parking Space
No Forward Chain

023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE
Email: office@dimon-estate-agents.co.uk

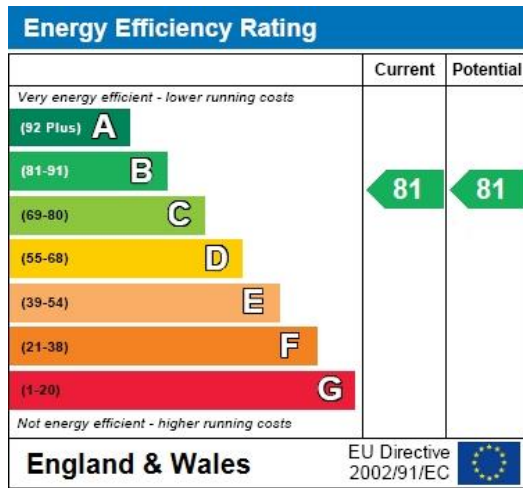
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Third Floor



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

Communal Entrance	With door or stairs to each floor, the flat is located on the 3rd floor, secure mail boxes located in entrance lobby.
Entrance Hall	Door entry phone, radiator, built in cupboard with HVAC system.
Open Plan Living Area	21'4" (6.5m) x 10'6" (3.2m) widening to 13'2" (4.01m) to kitchen area, Aluminium double glazed patio door with Juliette balcony, 2 radiators, TV/Sat TV point.
Kitchen Area	Single drainer stainless steel sink unit, white fronted wall and base units with worksurface over, 4 ring gas hob with cooker extractor canopy over, plumbing for washing machine and dishwasher, integrated fridge/freezer.
Bedroom 1	11'6" (3.51m) x 9'1" (2.77m) Aluminium double glazed window, radiator, built in cupboard, TV point and telephone socket.
Bedroom 2 / Office	11'5" (3.48m) x 8'3" (2.51m) Aluminium double glazed window, radiator, TV point, telephone socket.
Bathroom	8'4" (2.54m) x 5'11" (1.8m) White suite of panelled bath, pedestal hand basin, low level WC., radiator, separate shower over bath, tiled splashbacks, extractor / HVAC switch located in hallway.
OUTSIDE	Allocated parking space.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Leasehold. Balance of a 125 year lease from 1st December 2012. Current ground rent and maintenance charges paid combined of £1740 per annum. We understand there is a community levy charge of £11.16 per month. 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.