

Woolston Court, Broadsands Drive,
Gomer, Gosport, Hampshire, PO12 2TL

£95,000



Cash Buyers Only
In Need Of Updating & Improvement
Double Glazing
Garage

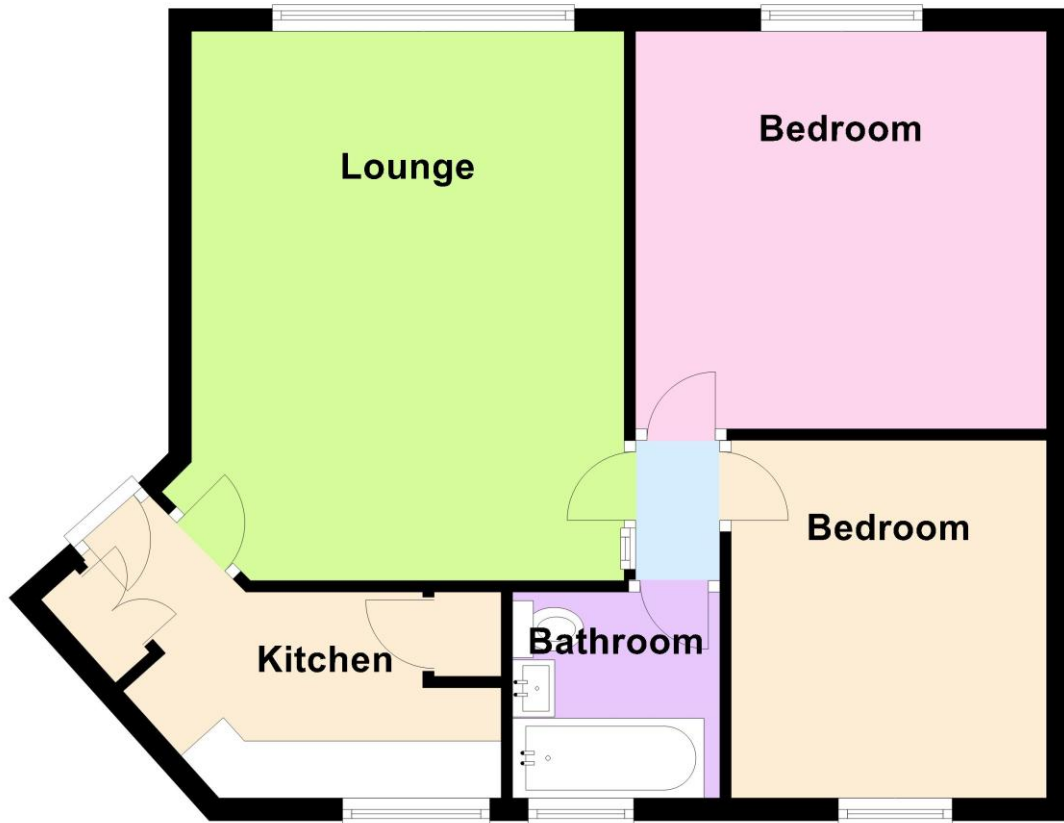
Two Bedroom Ground Floor Flat
Bathroom With Window
No Forward Chain
42 Years Remaining On The Lease

023 9258 5588

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

To view all our properties visit:
www.GosportProperty.com

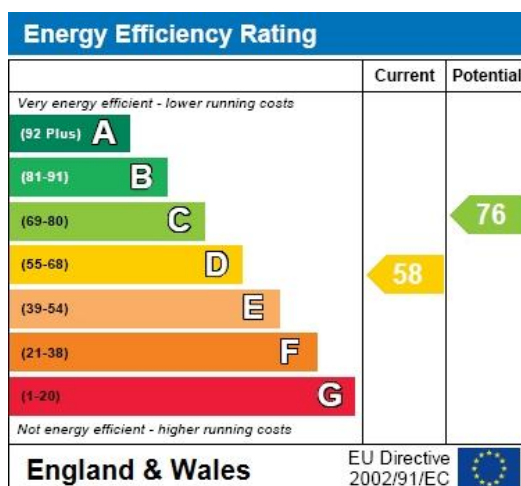
Ground Floor



SELLING YOUR OWN PROPERTY IN GOSPORT?

**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**

Kitchen	9'7" (2.92m) Plus Recess x 6'1" (1.85m) Single drainer stainless steel sink unit, meter cupboard, airing cupboard, PVCu double glazed window, newly fitted main fire door.
Lounge	15'7" (4.75m) x 12'5" (3.78m) PVCu double glazed window.
Inner Hallway	
Bedroom 1	11'10" (3.61m) x 11'5" (3.48m) PVCu double glazed window.
Bedroom 2	10'3" (3.12m) x 9'1" (2.77m) PVCu double glazed window.
Bathroom	6'0" (1.83m) x 5'11" (1.8m) Bath, hand basin, W.C., PVCu double glazed window.
OUTSIDE	
Garage	Located in block nearby.
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 99 year lease from 25th March 1968. Current ground rent £17 per annum and maintenance charges £1683.86 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 A.
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:
<div>Viewing Notes</div>		

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.