

Cockleshell Square, St Georges Barracks,
Gosport, Hampshire, PO12 1FB

£210,000



Period Property Grade II Listed

Two Shower Rooms

Spacious Lounge

Allocated Parking Space

St Georges Barracks Conservation Area

Two Bedrooms

Modern Fitted Kitchen

Located Near To Gosport Town Centre &
The Ferry To Portsmouth

No Forward Chain

023 9258 5588

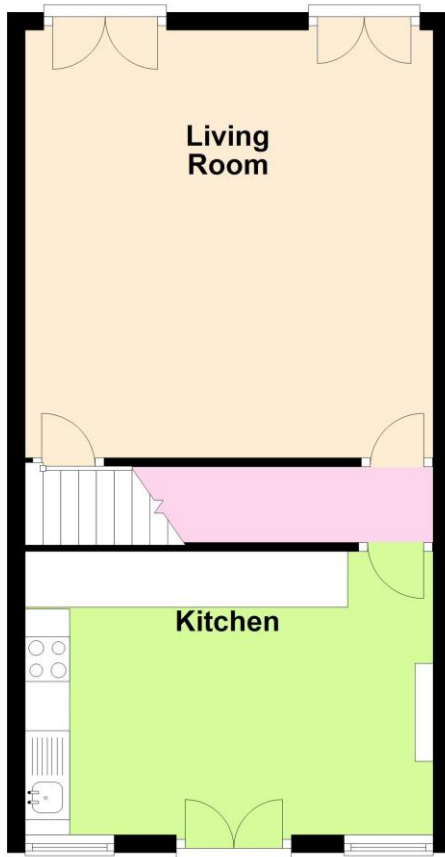
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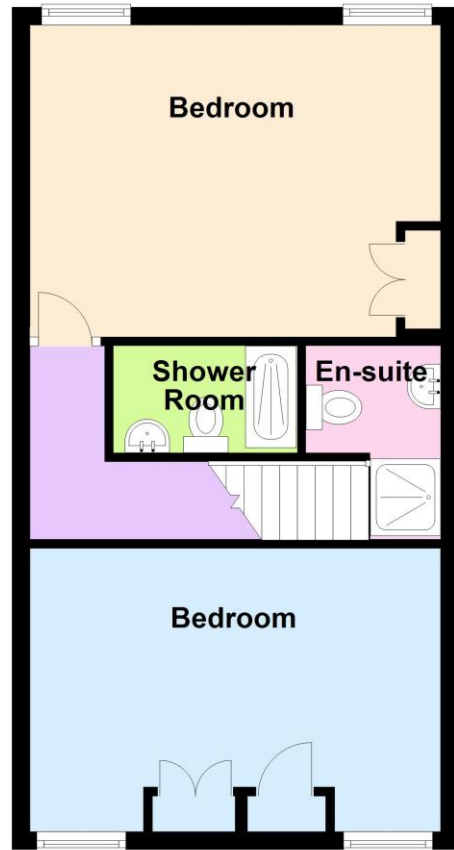
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Ground Floor



First Floor



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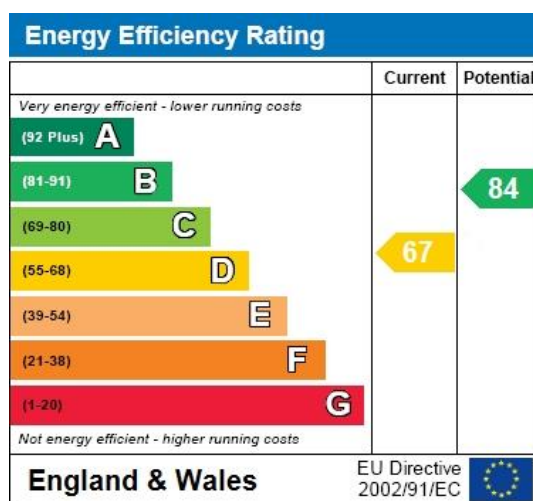
Lounge	15'9" (4.8m) x 15'0" (4.57m) Twin French doors to the front, 2 radiators, 1 with radiator cover, laminate flooring, 2 wall lights, understairs meter cupboard, Tiffany glass wall and ceiling lightshades.
Inner Lobby	With radiator and stairs to first floor, Tiffany glass lightshade.
Kitchen/Dining Room	15'0" (4.57m) x 10'6" (3.2m) Modern fitted kitchen with white fronted units and quartz worktop incorporating sink and drainer, water softener, walk in larder cupboard with lighting, fitted oven and microwave oven, integrated fridge and freezer, integrated washing machine and dishwasher, central movable island unit, black and white vinyl cushion flooring, shelving and wine rack, Tiffany glass shade and spotlight ceiling lights, French doors to outside, tiled splashbacks,
ON THE 1ST FLOOR	
Landing	Radiator and access to loft space.
Bedroom 1	15'6" (4.72m) x 11'6" (3.51m) Max, 2 Oval top windows overlooking Cockleshell Square with mezzanine floor and timber balustrade, double radiator, double wardrobe, 3 wall lights, wooden venetian shutters on arched windows.
Shower Room	Shower cubicle, pedestal hand basin and low level W.C, heated towel rail, light and shave point, medicine cabinet, ½ tiled walls and extractor fan.
Bedroom 2	15'1" (4.6m) x 8'0" (2.44m) To Wardrobe 2 Oval top windows on mezzanine floor overlooking St Georges playing fields, double wardrobe, additional cupboard with gas central heating boiler, double radiator and 3 wall lights, wooden venetian shutters on the arched windows.
Shower Room	Shower cubicle, pedestal wash hand basin, low level W.C, heated towel rail, tiled splashbacks, light and shaver point, extractor fan and wall light.
OUTSIDE	Communal Landscaped Areas, allocated car parking space opposite the property.
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 July 2003. Current ground rent £150 per annum and maintenance charges approx £3700.00 per annum.
<p>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.</p>	

Council Tax

Property Information

Band D.

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.