

Regents Place, Weevil Lane,  
Gosport, Hampshire, PO12 1AY

£154,995



Ground Floor Apartment

Open Plan Living Area

Main Bathroom

Allocated Parking

St Georges Barracks Conversation Area

Two Bedrooms

Main Bedroom With En-Suite Shower  
Room

Electric Heating

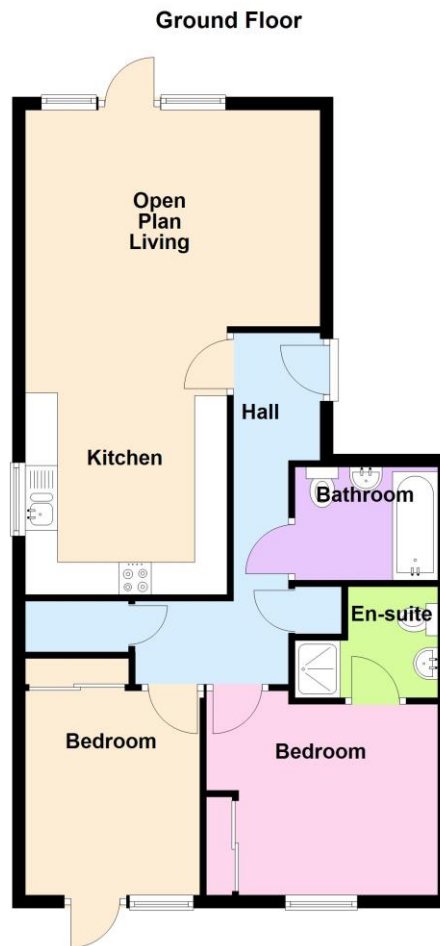
Direct Access To Communal Garden

**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

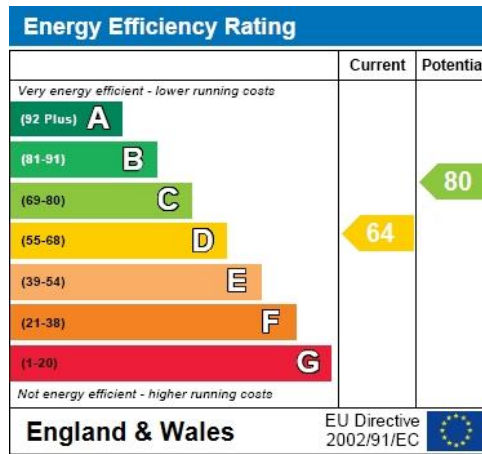
Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

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Entrance Hall	Door entry phone, laminate flooring, electric panel heater, large storage cupboard, airing cupboard, part glazed door to lounge.
Open Plan Living Area	24'6" (7.47m) x 15'0" (4.57m) narrowing to 9'8 (2.95m).
Lounge Area	French doors, 2 electric panel heaters.
Kitchen Area	With 1 ½ bowl stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, plumbing for washing machine, space for additional appliance, integrated fridge and freezer, side window, ceramic tiled floor.
Bedroom 1	11'8" (3.56m) x 9'6" (2.9m) Built in mirror fronted wardrobe, electric panel heater.
En-Suite Shower Room	Shower cubicle, hand basin, W.C. with concealed cistern, tiled splashbacks, chrome heated towel rail, extractor fan, ceramic tiled floor.
Bedroom 2	9'7" (2.92m) To Wardrobe x 8'10" (2.69m) Built in double wardrobe, electric panel heater, French doors to patio area and communal garden.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, hand basin, low level W.C.with concealed cistern, tiled splashbacks, ceramic tiled floor, extractor fan, chrome heated towel rail.
OUTSIDE	Allocated parking space.
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 less 10 days lease from 1st January 2002. Current ground rent £200 per year and maintenance charge £1114.94 for last 6 months.  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 D.
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.