

Ballard Court, Bury Road,
Gosport, Hampshire, PO12 3UA

£120,000



Ground Floor Flat

Separate Kitchen With Window

PVCu Double Glazing

No Forward Chain

One Bedroom

Shower Room

Conveniently Located To Stoke Road & Its
Facilities

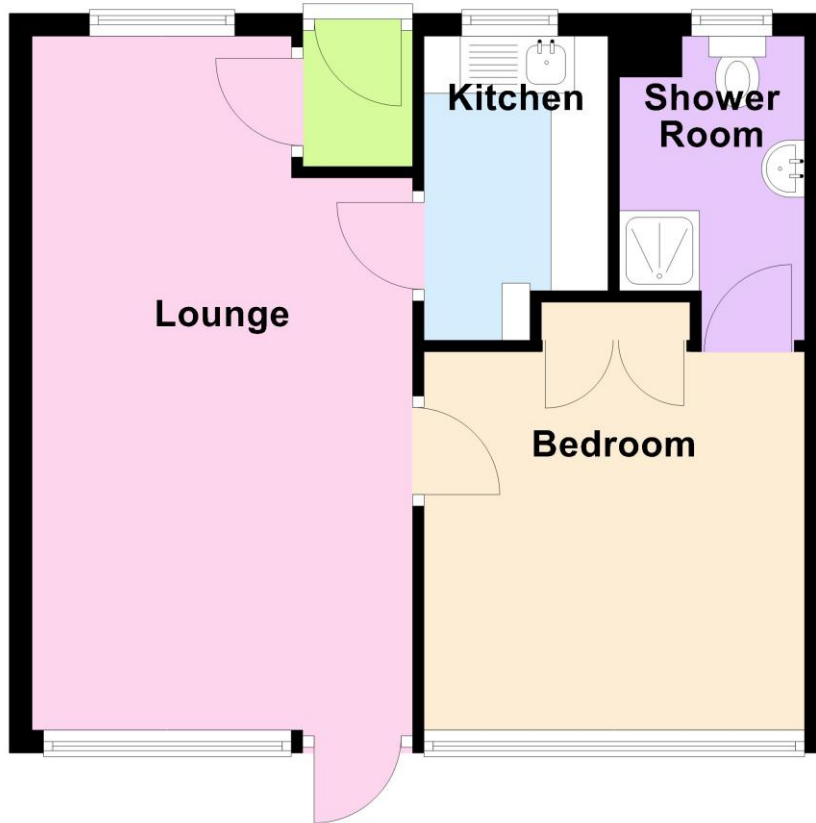
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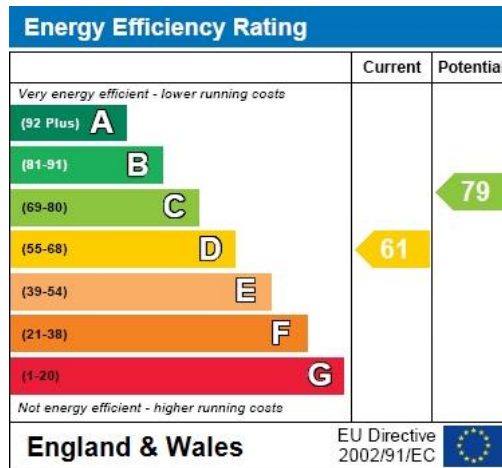
Ground Floor



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

Entrance Hall	PVCu double glazed front door and built in cupboard.
Lounge	19'10" (6.05m) x 10'11" (3.33m) Twin aspect room with 2 PVCu double glazed windows and door to communal garden.
Kitchen	8'7" (2.62m) x 5'2" (1.57m) Single drainer stainless steel sink unit, white fronted wall and base units with worksurface over, plumbing for washing machine, space for fridge/freezer, recess for cooker, electric hob, PVCu double glazed window, electric meter cupboard.
Bedroom	10'9" (3.28m) x 10'8" (3.25m) PVCu double glazed window, storage cupboard, airing cupboard, storage heater.
Shower Room	With shower cubicle, pedestal hand basin and W.C, PVCu double glazed window.
OUTSIDE	
Communal Facilities	Communal lawned garden.
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 24th June 1962. Current ground rent £12 per annum and maintenance charges £814.65 for 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 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:

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.