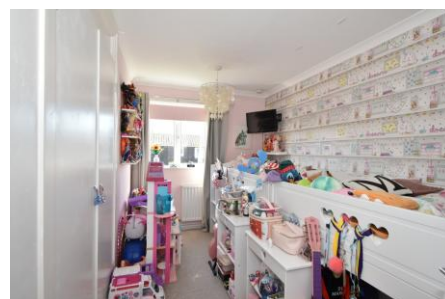


Cygnnet House, Bittern Close,
Hardway, Gosport, Hampshire, PO12 4JZ

£140,000



First Floor Apartment

Two Bedrooms

Kitchen And Separate Dining Room

PVCu Double glazing

Parking Space

Spacious Accommodation

Lounge

Shower Room & Separate W.C.

Gas Central Heating

023 9258 5588

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

Email: office@dimon-estate-agents.co.uk

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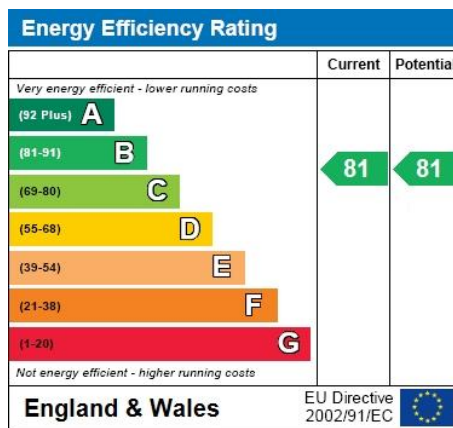
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First Floor



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Communal Entrance	With door entry system and stairs leading to each floor. The flat is located on the first floor.
Entrance Hall	PVCu double glazed front door, radiator, meter cupboard, storage cupboard, cupboard with wall mounted gas central heating boiler, picture rail.
Lounge	14'7" (4.45m) Into Bay x 11'3" (3.43m) PVCu double glazed window with window seat, radiator, coved ceiling.
Dining Room	10'0" (3.05m) x 8'10" (2.69m) PVCu double glazed window, radiator and coved ceiling.
Kitchen	8'9" (2.67m) x 8'6" (2.59m) Single drainer, stainless steel sink unit, white fronted wall and base units with worksurface over, built in oven and 4 ring electric hob, plumbing for washing machine, space for fridge freezer, PVCu double glazed window, tiled splashbacks.
Bedroom 1	13'8" (4.17m) x 8'6" (2.59m) PVCu double glazed window, built in double cupboard, radiator and coved ceiling.
Bedroom 2	13'8" (4.17m) x 7'3" (2.21m) PVCu double glazed window, radiator, built in cupboards and coved ceiling.
Shower Room	Shower cubicle with Mira shower hand basin, PVCu double glazed window, tiled splash backs, chrome heated towel rail.
Separate W.C.	With W.C, tiled splashbacks and PVCu double glazed window.
OUTSIDE	Store cupboard, communal drying area, designated parking space.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	<p>Leasehold. Balance of a 999 year lease from 1 January 1999. Current ground rent peppercorn (£0) and maintenance charges approx £80 per month and includes the building insurance.</p> <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	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:
<p style="text-align: center; color: #00AEEF;">Viewing Notes</p>		

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.