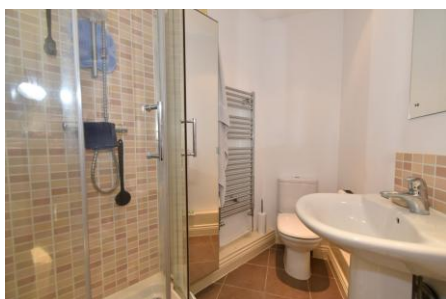


Parry Court, Parham Road,  
Gosport, Hampshire, PO12 4DE

£145,000



Top Floor Apartment

Lift and Stairs To All Floors

Open Plan Living Area

Gas Central Heating

Conveniently Located For Town Centre &  
Ferry Terminal

Two Bedrooms

En-Suite Shower Room To Bedroom 1

PVCu Double Glazing

Allocated Parking Space

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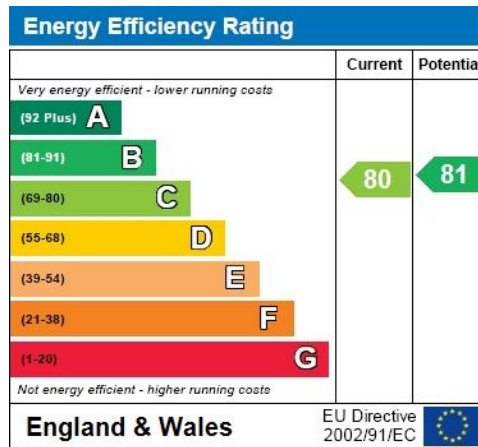
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### Third Floor



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

Communal Entrance	With lift or stairs to each floor. The flat is located on the 3rd floor which is the top floor.
Entrance Hall	With door entry phone, radiator, storage cupboard, timber flooring.
Open Plan Living Area	21'7" (6.58m) x 11'6" (3.51m) narrowing to 9'4" (2.84m), Part skimming ceiling, PVCu double glazed window, radiator, single drainer stainless steel sink unit, wall and base cupboards with work surface over, built in oven and 4 ring gas hob with extractor canopy over, integrated fridge and freezer, plumbing for washing machine, tiled splashbacks, ceramic tiled floor, timber flooring to lounge area.
Bedroom 1	10'4" (3.15m) x 11'11" (3.63m) average measurements, Part skimming ceiling, PVCu double glazed window, radiator, timber flooring.
En-Suite Shower Room	Shower cubicle, pedestal hand basin, low level WC., chrome heated towel rail, tiled splashbacks, ceramic tiled floor, extractor fan.
Bedroom 2	8'10" (2.69m) x 7'11" (2.41m) Part skimming ceiling, PVCu double glazed window, radiator, timber flooring.
Bathroom	White suite of panelled bath, pedestal hand basin, low level W.C., tiled splashbacks, ceramic tiled floor, chrome heated towel rail, extractor fan.
OUTSIDE	Allocated parking space.
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 April 2006. Current ground rent £250.00 per annum and maintenance charges £1819.52 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 B.
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:
<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.