

The Malt House, Salt Meat Lane,
Gosport, Hampshire, PO12 1GJ

£225,000



Spacious Waterside Apartment With Some Views Of Portsmouth Harbour

Two Bedrooms

En-Suite To Master Bedroom & Family Bathroom

Residents & Visitors Parking

No Forward Chain

Royal Clarence Yard Conservation Area

Spacious Open Plan Living Area

Under Floor Heating

Remainder Of Original 999 Year Lease

Lift & Stairs To Each Floor, The Flat Is Located On 2nd Floor

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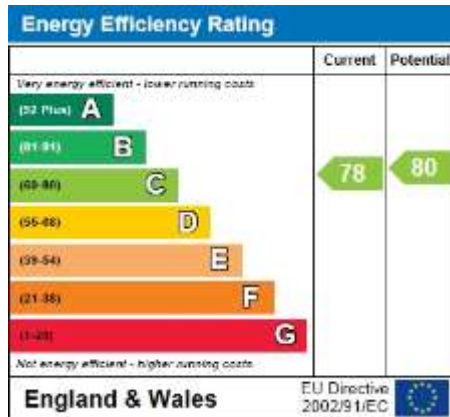
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Entrance Hall	Door entry phone, built in double cupboard, further built in cupboard, laminate flooring.
Open Plan Living Area	26'10" (8.18m) x 13'7" (4.14m) Double glazed timber sash window, under floor heating.
Kitchen Area	Single bowl stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, integrated fridge/freezer and dishwasher, pelmet lighting, built in microwave.
Bedroom 1	10'11" (3.33m) x 10'11" (3.33m) Double glazed timber sash window, built in double wardrobe with sliding doors, under floor heating.
En-Suite Shower	7'4" (2.24m) x 7'3" (2.21m) Double size shower base with glass screen and shower, vanity hand basin, low level W.C. with concealed cistern, ceramic tiled floor with under floor heating, electric chrome heated towel rail, fitted double size medicine cabinet incorporating shaver socket, tiled splashbacks, extractor fan.
Bedroom 2	15'5" (4.7m) Max x 9'10" (3m) Double glazed timber sash window, under floor heating.
Bathroom	7'3" (2.21m) x 5'6" (1.68m) White suite of panelled bath with mixer tap and shower attachment, vanity hand basin, low level W.C. with concealed cistern, tiled splashbacks, shaver socket, ceramic tiled floor with under floor heating, chrome heated towel rail, storage cupboard with plumbing for washing machine and hot water tank.
OUTSIDE	Permit parking for residents.
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 (less 10 days) from and including 1st January 2002. Current ground rent £225.00 per annum, maintenance £2870.54 per year. 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: https://checker.ofcom.org.uk For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk



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.