

Almondside, Holbrook,  
Gosport, Hampshire, PO13 0ZS

£160,000



Spacious Flat

Two Good Size Bedrooms

Separate Kitchen With Window

Gas Central Heating

Ideal First Time Purchase

Top Floor Position

Large Lounge / Dining Room On Triple Aspect

Spacious Bathroom With Window

PVCu Double Glazing

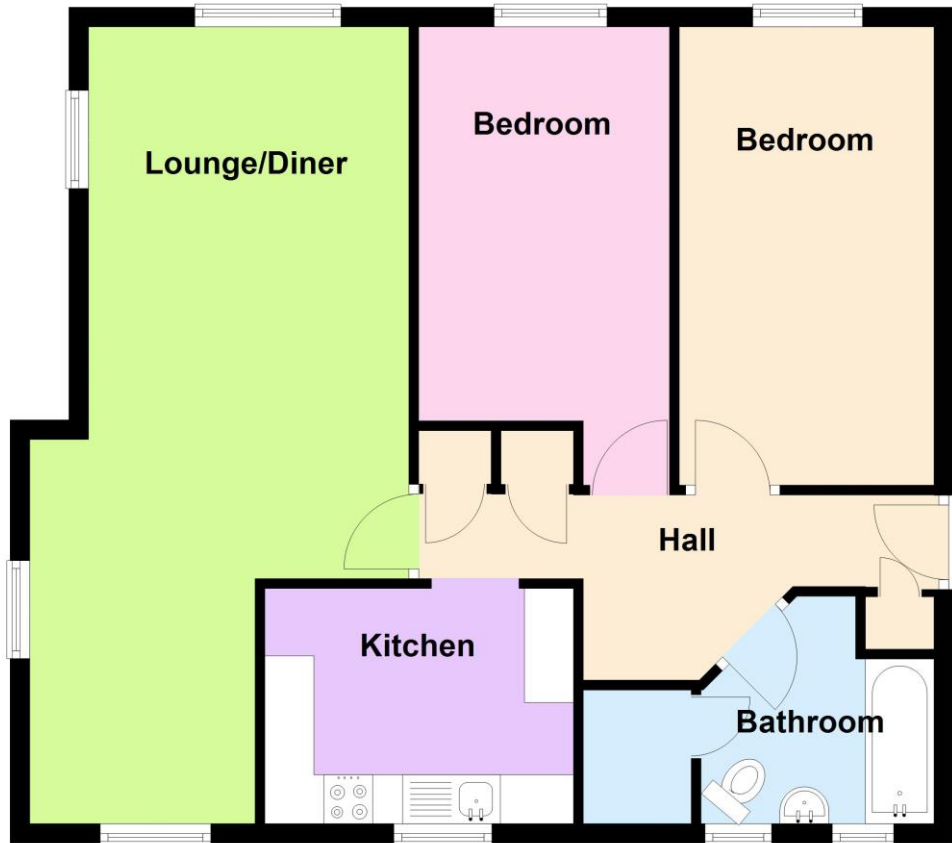
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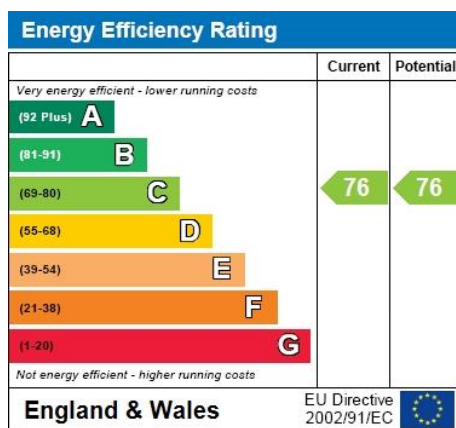
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## Second Floor



**SELLING YOUR OWN PROPERTY IN GOSPORT?**  
**WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS**  
**AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Communal Entrance	Stairs to each floor. The flat is located on the 2nd floor.
Entrance Hall	Door entry phone, meter cupboard, shelved cupboard, storage cupboard, radiator, access to loft space.
Lounge / Dining Room	26'9" (8.15m) x 10'8" (3.25m) narrowing to 7'8" (2.34m), 4 PVCu double glazed windows on triple aspect, 2 radiators, coved ceiling.
Kitchen	10'4" (3.15m) x 7'7" (2.31m) Single drainer stainless steel sink unit, wall and base units with worksurface over, electric cooker point, space for fridge/freezer, plumbing for washing machine, radiator, tiled splashbacks, PVCu double glazed window, coved ceiling.
Bedroom 1	15'3" (4.65m) x 8'5" (2.57m) PVCu double glazed window, radiator, coved ceiling.
Bedroom 2	12'7" (3.84m) Plus Recess x 8'5" (2.57m) PVCu double glazed window, radiator.
Bathroom	8'1" (2.46m) x 7'6" (2.29m) Bath, hand basin, low level W.C., 2 PVCu double glazed windows, tiled splashbacks, airing cupboard with wall mounted gas central heating boiler.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Leasehold. Balance of a 125 year lease from 17th April 1989. Current ground rent £10 per year. Building insurance £376.86 per year. Service Charges £85.03 per calendar month.  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: <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:
<a href="#">Viewing Notes</a>		

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.