

Robin Hood Quay, Old Road,
Gosport, Hampshire, PO12 1FT

£120,000



One Bedroom Ground Floor Flat

Gas Central Heating

No Forward Chain

Ideal First Time Buyer / Investment
Opportunity

Open Plan Living Area

Double Glazed Windows

Share Of Freehold

Situated Near To Work House Lake

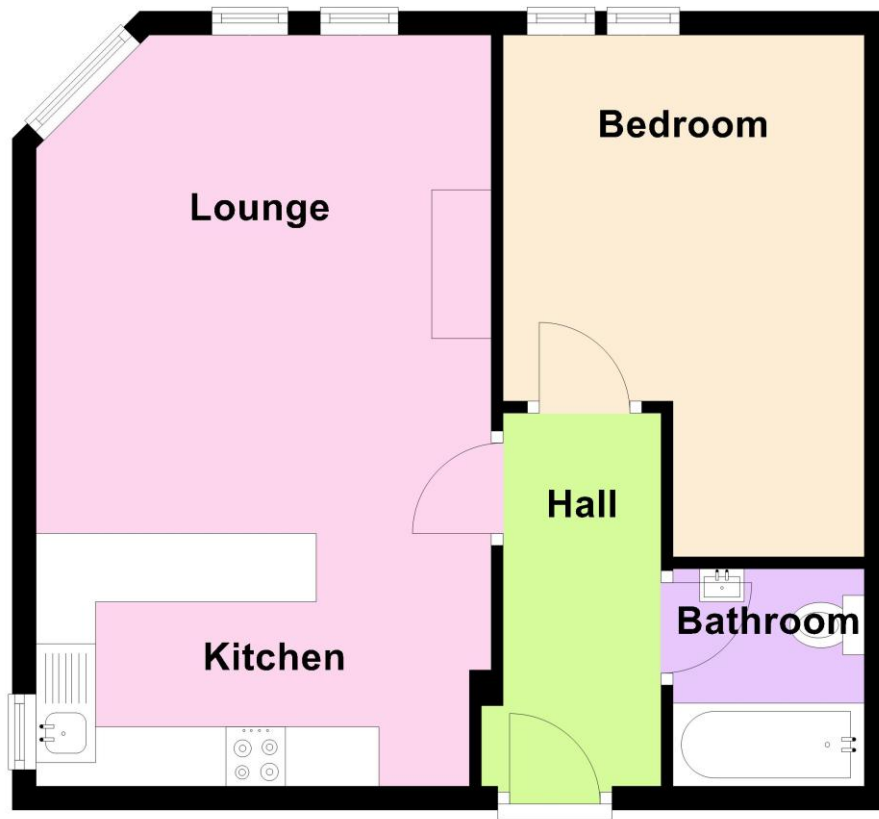
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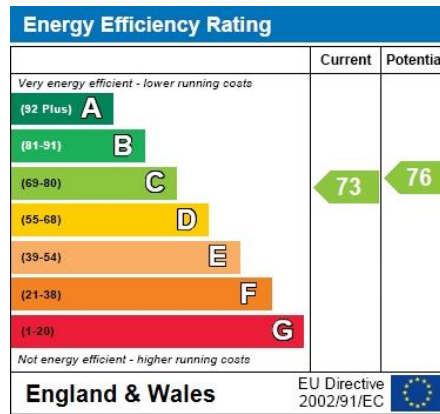
Ground Floor



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

Communal Entrance	Door entry facility. The flat is located on the ground floor.
Entrance Hall	Laminate flooring, door entry phone, coved ceiling.
Lounge	13'5" (4.09m) x 12'7" (3.84m) Twin aspect room with PVCu double glazed sash windows, coved ceiling.
Kitchen Area	11'7" (3.53m) x 6'8" (2.03m) Single drainer stainless steel sink unit, base units with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, recess for fridge/freezer, plumbing for washing machine, breakfast bar, wall mounted gas central heating boiler, PVCu double glazed sash window, tiled splashbacks.
Bedroom	14'3" (4.34m) x 9'10" (3m) narrowing to 5'3" (1.6m), PVCu double glazed sash window, laminate flooring, radiator, coved ceiling.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, low level WC., hand basin, chrome heated towel rail, tiled walls, coved ceiling.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Leasehold. Balance of a 999 year lease from 1st January 2004. Current ground rent peppercorn (£0) and maintenance charges £1792 per annum. The owners each own a share of the freehold. 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 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.