

St Georges Walk, St Georges Barracks,
Gosport, Hampshire, PO12 1FH

OFFERS IN EXCESS
OF £110,000



Lower Ground Floor Flat

Open Plan Kitchen / Living Area

Electric Heating

Conveniently Located For The Facilities Of
Gosport Town Centre

St Georges Barracks South Conservation
Area

One Bedroom

Bathroom With White Suite

Allocated Parking Space

No Forward Chain

Grade II Listed Building

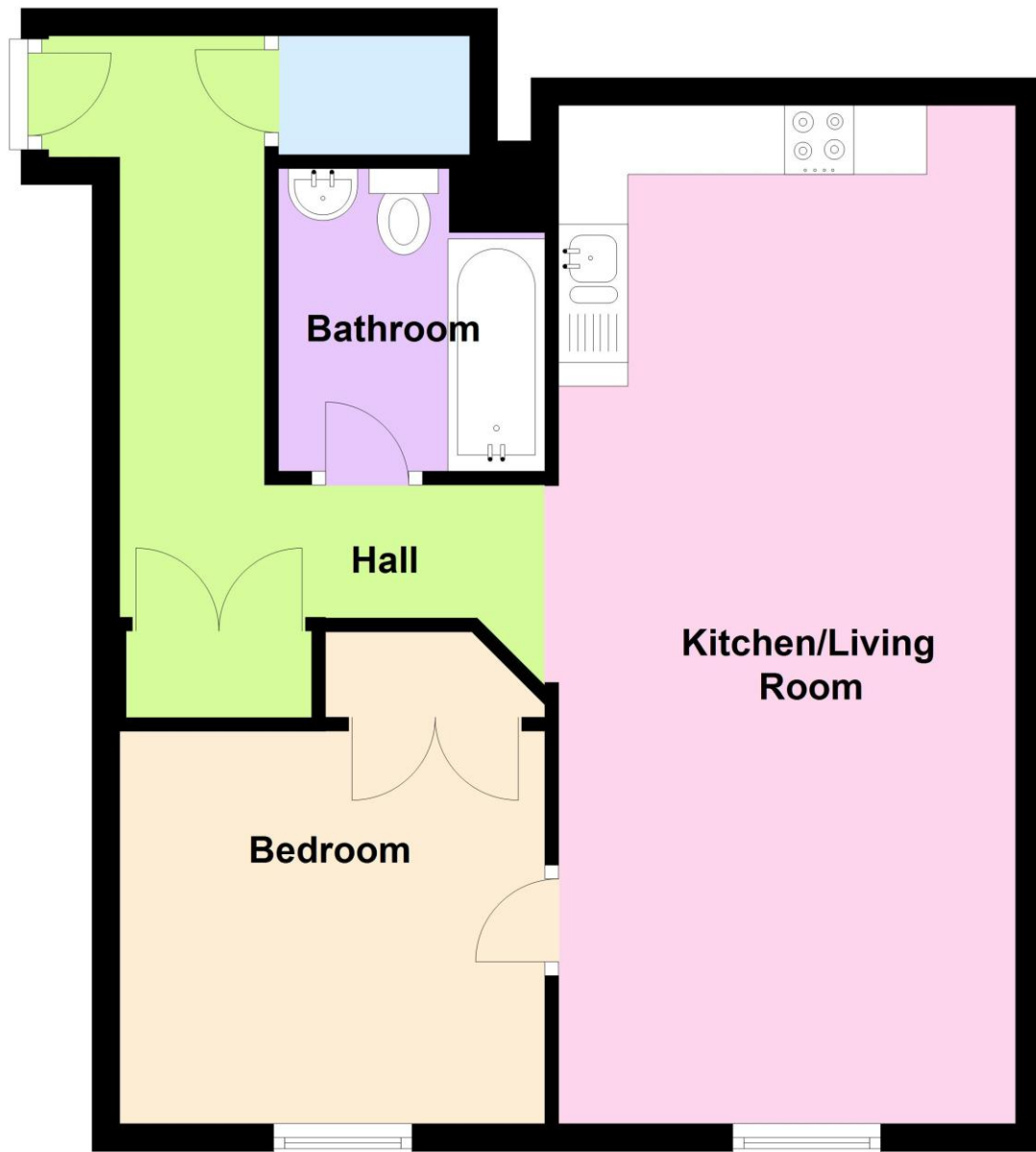
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Ground Floor



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

Communal Entrance

With stairs leading down to the lower floor.

Entrance Hall

Storage heater, door security phone, cupboard with meters and hot water tank, further double storage cupboard, tiled floor.

Open Plan Living Area

24'2" (7.37m) x 10'9" (3.28m) Georgian sash window, storage heater, part tiled floor to kitchen/dining room end, 1 1/2 bowl stainless steel unit, built in oven, 4 ring electric hob with cooker extractor hood, integrated dishwasher, plumbing for washing machine, recess for fridge/freezer.

Bedroom

10'1" (3.07m) x 9'4" (2.84m) Georgian sash window, built in double cupboard, electric panel heater.

Bathroom

White suite of panelled bath with mixer tap and shower attachment and additional shower over, low level W.C., pedestal hand basin, tiled splashbacks, shaver point, extractor fan, heated towel rail, tiled floor.

Outside

Allocated parking space.

Tenure

Leasehold. Balance of a 125 year lease from 1st July 2003. Current ground rent £150 per annum and maintenance charges approx £2640 per annum. We understand the maintenance charge includes the water, sewage, building insurance and parking space.

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.

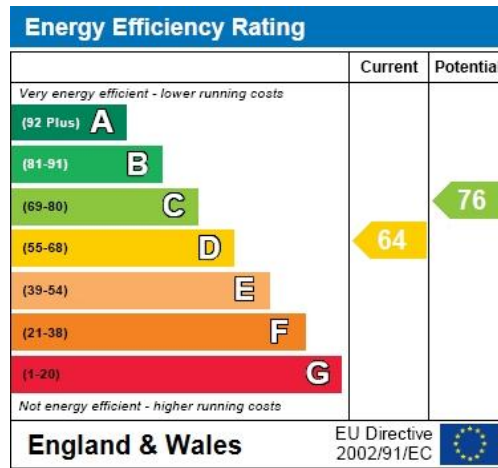
Council Tax

Band B.

Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>





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.