

Harbour Tower, Trinity Green,
Gosport, Hampshire, PO12 1HF

£179,950



12th Floor Apartment

Views Over Portsmouth Harbour

Bedroom With Fitted Bedroom Furniture

Door Security Entry System

No Forward Chain

Two Bedrooms

Separate Kitchen

PVCu Double Glazing

Two Lifts

Residents Permit Parking

023 9258 5588

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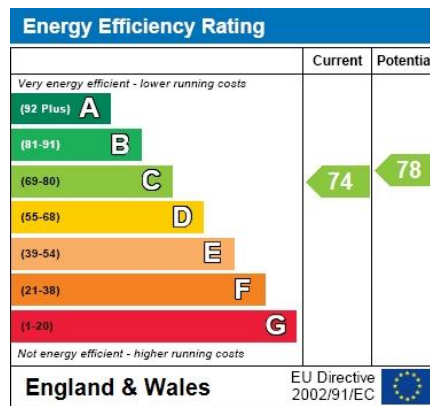
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12 th Floor



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Communal Entrance Hall	With lift to all floors, the flat is located on the 12th floor.
Entrance Hall	Dimplex storage heater, deep storage cupboard.
Lounge	16'9" (5.11m) x 11'0" (3.35m) PVCu double glazed window giving views towards Portsmouth Harbour, Dimplex storage heater, coved ceiling, door entry phone.
Kitchen	9'9" (2.97m) x 9'0" (2.74m) PVCu double glazed window with views towards Portsmouth Harbour, wall and base units with worksurface over, stainless steel sink unit, space for appliances, plumbing for washing machine, wall tiling, coved ceiling, integrated fridge, gas supply but no meter, ceramic tile floor.
Bathroom	9'0" (2.74m) x 5'8" (1.73m) Max White white suite of panelled bath with Triton shower over, pedestal hand basin, low level W.C., electric shaver point/light, coved ceiling, Dimplex wall heater, chrome heated towel rail, ceramic tiled floor, airing cupboard with hot water cylinder.
Bedroom 1	14'0" (4.27m) x 9'0" (2.74m) PVCu double glazed window with views towards Portsmouth Harbour, built in wardrobe and dressing table unit, Dimplex storage heater, coved ceiling.
Bedroom 2	10'9" (3.28m) x 10'3" (3.12m) PVCu double glazed window with views towards Haslar Marina, built in mirror fronted wardrobe, further wardrobes and dressing table unit, coved ceiling, electric wall heater.
Communal Facilities	There is a large observation room on the top floor for the use of the residents. Residents parking with permit. External viewing / seating area on 1st floor overlooking Portsmouth Harbour.
Services	We understand that this property is connected to mains electric, water and sewage. There is a gas supply to this property but no meter installed.
Tenure	Leasehold. Balance of a 125 year lease from 22nd August 1983. Current ground rent £10 per year and maintenance charges £1343 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 C.
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.