

Parry Court, Parham Road,
Gosport, Hampshire, PO12 4DE

£147,000



Top Floor Flat
Two Bedrooms
Main Bathroom
PVCu Double Glazing
Allocated Parking Space

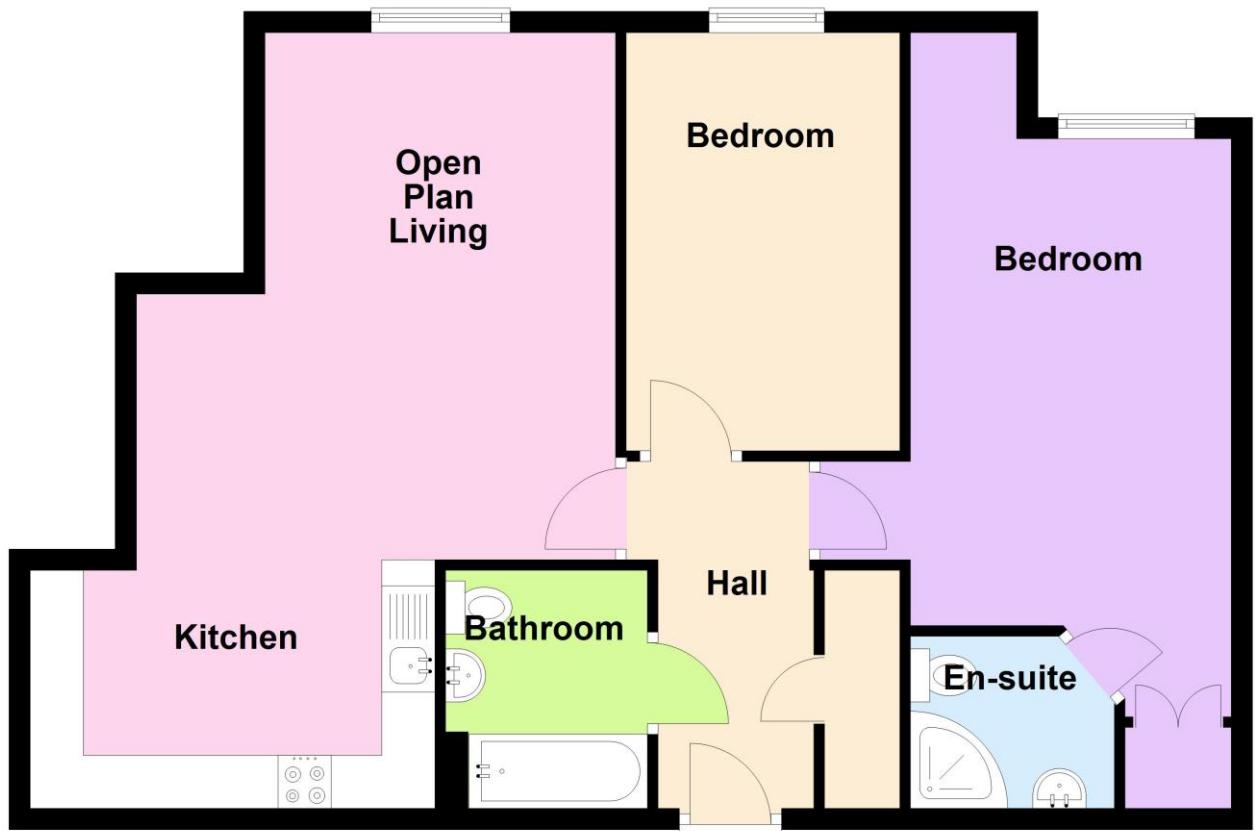
Stairs Or Lift To Each Floor
Spacious Open Plan Living Area
En-Suite To Bedroom 1
Gas Central Heating
No Forward Chain

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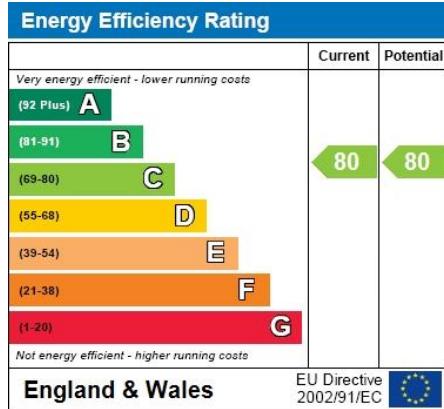
Third Floor



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Communal Entrance	With lift or stairs to each floor, the flat is located on the 3rd floor which is the top floor.
Entrance Hall	Door entry phone, storage cupboard, radiator.
Open Plan Living Area	23'11" (7.29m) x 14'9" (4.5m) narrowing to 10'10 (3.3m), PVCu double glazed window, radiator.
Kitchen	12'6" (3.81m) x 7'7" (2.31m) Single drainer stainless steel sink unit, wall and base units with worksurface over, built in cooker and 4 ring gas hob, plumbing for washing machine, tiled splashbacks, cooker extractor canopy.
Bedroom 1	17'7" (5.36m) Max x 9'11" (3.02m) PVCu double glazed window, radiator, built in double cupboard.
En-Suite Shower Room	Shower cubicle, low level W.C., pedestal hand basin, tiled splashbacks, ceramic tiled floor, chrome heated towel rail, extractor fan.
Bedroom 2	12'7" (3.84m) x 8'7" (2.62m) PVCu double glazed window, radiator.
Bathroom	White suite of panelled bath, pedestal hand basin, low level W.C., ceramic tiled floor, tiled splashbacks, chrome heated towel rail, extractor fan.
Outside	Allocated parking space.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Leasehold. Balance of a 125 year lease from 1st April 2006. Current ground rent, maintenance and reserve fund combined £2111.59 for period 1st April 25 - 31st March 26.
	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 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.