

Ashurst Court, Gomer, Gosport,  
Hampshire, PO12 2TZ

£200,000



Spacious Top Floor Flat  
Lounge With Balcony  
PVCu Double Glazing & Electric Heating  
Located Near To Stokes Bay & Stanley  
Park  
Extended Lease

Two Bedrooms  
Separate Kitchen  
Share Double Garage  
Views From Balcony Towards Solent & Isle  
Of Wight  
No Onward Chain

**023 9258 5588**

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Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

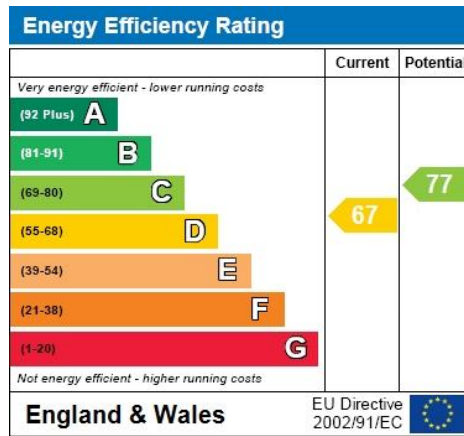
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### Third Floor



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

Communal Entrance	With stairs to each floor, the flat is located on the top floor.
Entrance Hall	With new fire door.
Lounge	18'8" (5.69m) x 14'6" (4.42m) Storage heater, electric panel heater, coved ceiling, fireplace with marble style inset and hearth, PVCu double glazed patio doors and picture windows giving access to balcony with iron balustrade and sea glimpses.
Kitchen	10'7" (3.23m) x 8'10" (2.69m) 1½ bowl sink unit, wall and base units with worksurface over, built in oven and 4 ring electric hob with extractor canopy over, plumbing for washing machine, built in fridge/freezer, tiled splashbacks, PVCu double glazed window and ceramic tiled floor.
Inner Hallway	With airing cupboard, access to loft.
Bedroom 1	15'8" (4.78m) x 12'3" (3.73m) PVCu double glazed window and door to balcony, fitted wardrobes and bedroom furniture, coved ceiling, electric panel heater.
Bedroom 2	11'11" (3.63m) x 7'11" (2.41m) PVCu double glazed window, electric panel heater, fitted bedroom furniture.
Bathroom	7'2" (2.18m) Plus Recess x 5'10" (1.78m) Panelled bath with Mira shower over, pedestal hand basin, low level W.C., PVCu double glazed window, chrome heated towel rail, ceramic tiled floor, tiled walls.
Garage & Parking	The use of one side of a shared double garage. Casual residents parking.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Tenure	<p>Leasehold. Balance of a 189 year lease from 25th March 1972. Current ground rent £0 peppercorn and maintenance charges £180.00 per calender month.</p> <p>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.</p>
Council Tax	Band B.
Property Information	<p>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></p> <p>For flood risk information visit: <a href="https://www.gov.uk/check-long-term-flood-risk">https://www.gov.uk/check-long-term-flood-risk</a></p>



Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
<p style="text-align: center; color: #00AEEF;">Viewing Notes</p>		

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.