

Whiston House, 97 Heritage Way, £165,000
Priddy's Hard, Gosport, Hampshire, PO12 4WE



Ground Floor Flat

Two Bedrooms

Windows With Double Glazed Inserts

In Our Opinion, An Ideal First Time
Purchase

Open Plan Living Area

Modern Bathroom

Allocated Parking Space

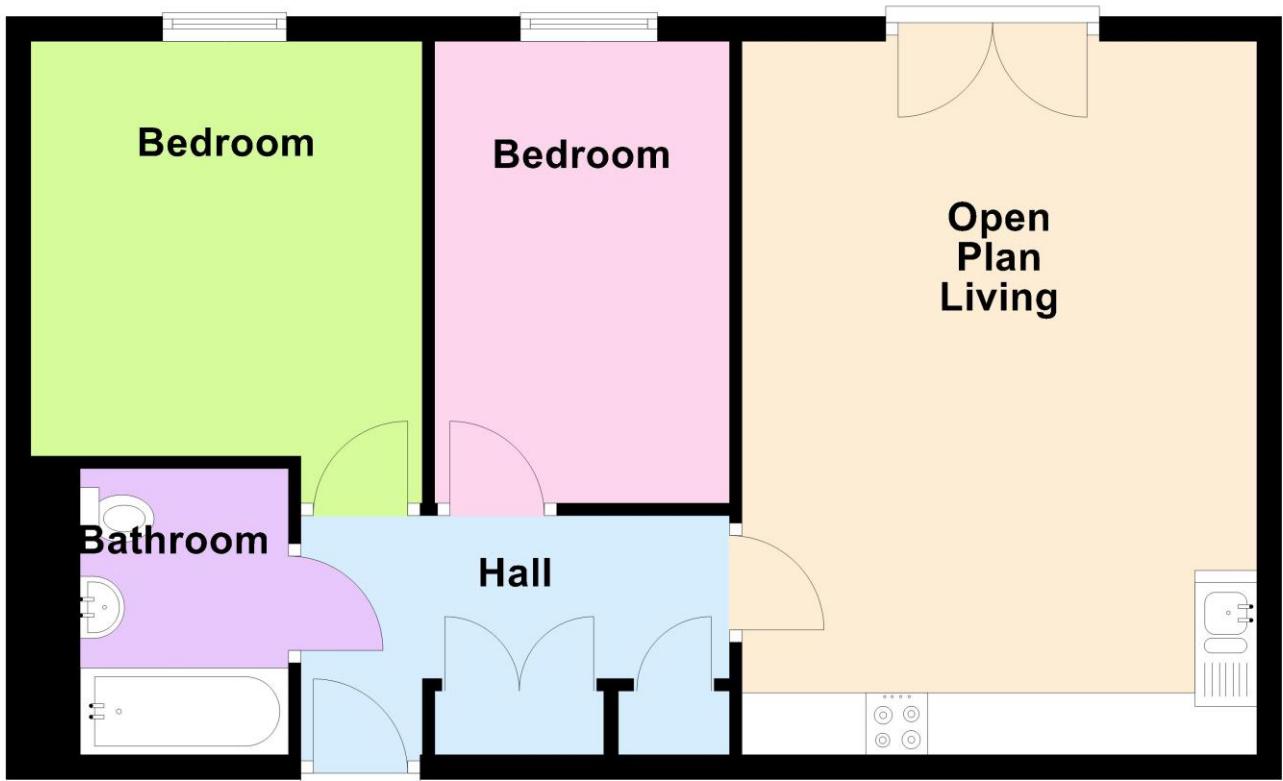
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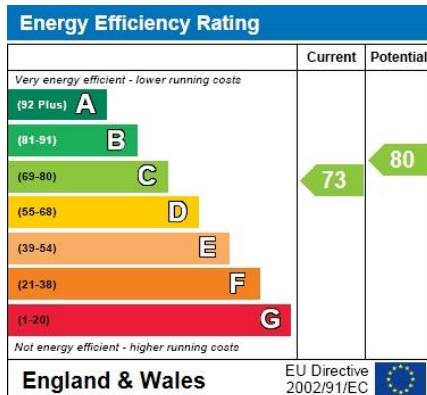
Ground Floor



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

Communal Entrance	The flat is located on the ground floor.
Entrance Hall	Electric panel heater, door entry phone, double storage cupboard, separate airing cupboard, laminate flooring.
Open Plan Living Area	18'10" (5.74m) x 13'7" (4.14m) Double glazed doors with Juliette balcony, electric panel heater, laminate flooring.
Kitchen Area	1½ bowl sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring electric hob with cooker extractor over, plumbing for washing machine and dishwasher, space for fridge/freezer, tiled splashbacks.
Bedroom 1	11'0" (3.35m) Plus Recess x 10'4" (3.15m) Double glazed window.
Bedroom 2	12'2" (3.71m) x 7'9" (2.36m) Double glazed window, electric panel heater.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, pedestal hand basin, low level W.C., tiled splashbacks, extractor fan, chrome heated towel rail.
Outside	Allocated parking space is located in the car park at the back of the building.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Tenure	Leasehold. Balance of a 155 year less 3 days lease from 25th March 2005. Current ground rent 150.00 per year and maintenance charges £1500 per year, which includes water, sewage and building insurance.
	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 D.
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.