

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

£169,995



6th Floor Apartment

Views Over Portsmouth Harbour

Bedrooms With Fitted Wardrobes

Door Security Entry System

No Forward Chain

Two Bedrooms

Separate Kitchen

PVCu Double Glazing

Two Lifts

Residents Permit Parking

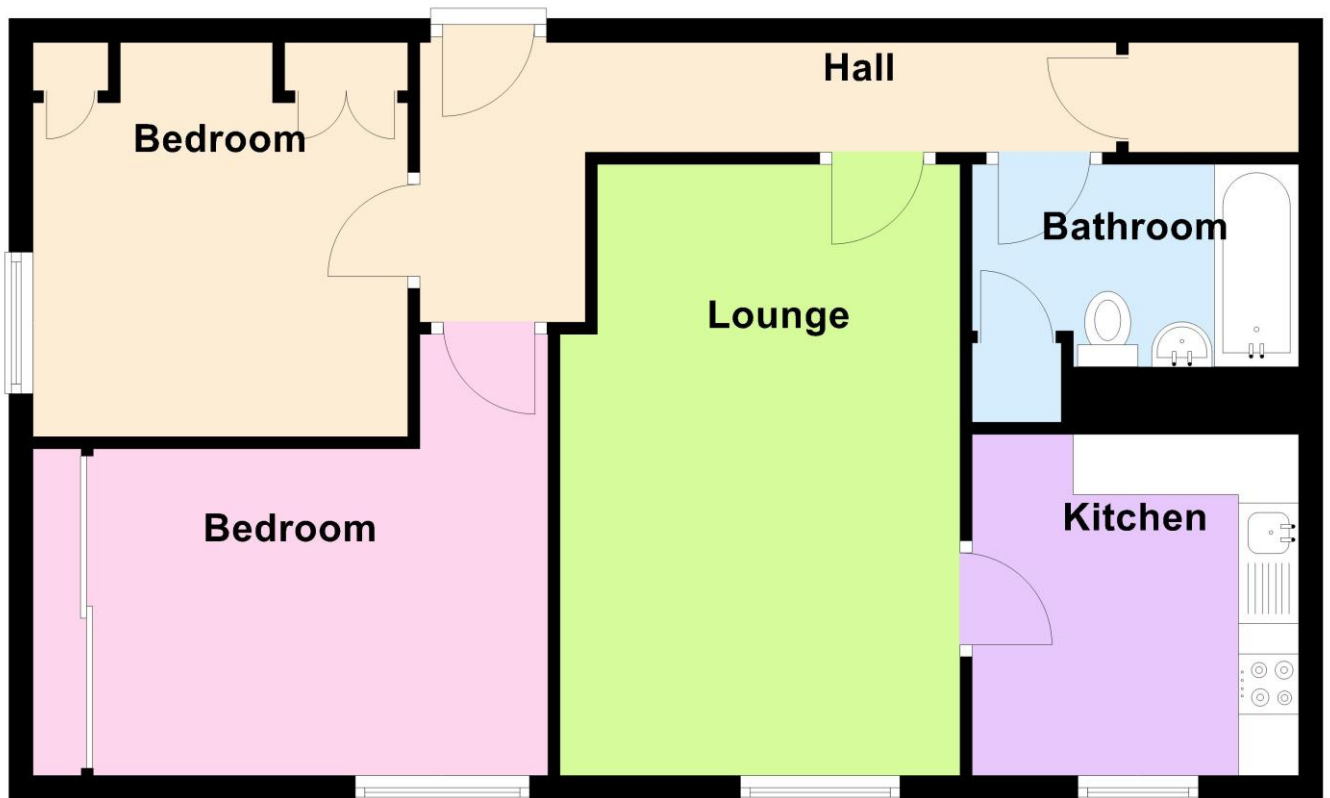
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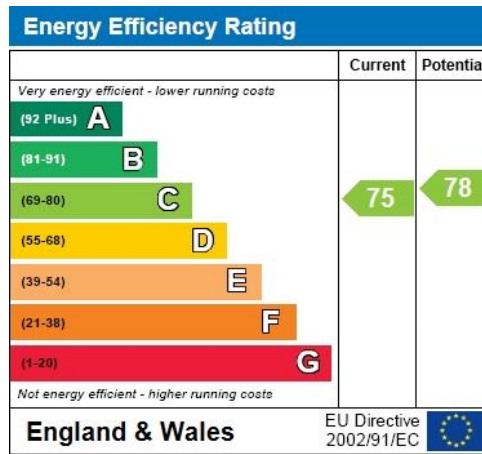
6th Floor



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

Communal Entrance	With door entry system, 2 lifts or stairs to each floor. The flat is located on the 6th floor.
Entrance Hall	Door entry phone, storage cupboard.
Lounge	16'8" (5.08m) x 9'10" (3m) PVCu double glazed window with views of Portsmouth Harbour, fitted shelving, storage heater.
Kitchen	9'5" (2.87m) x 8'11" (2.72m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, gas cooker point, space for fridge/freezer, plumbing for washing machine, PVCu double glazed window, tiled splashbacks, views of Portsmouth Harbour.
Bedroom 1	12'0" (3.66m) To Wardrobe x 8'10" (2.69m) Plus Recess PVCu double glazed window with views of Portsmouth Harbour, electric panel heater, fitted wall to wall wardrobe with mirror fronted sliding doors.
Bedroom 2	10'9" (3.28m) x 10'2" (3.1m) PVCu double glazed window with views toward Marina, electric panel heater, fitted bedroom furniture of wardrobes, bedside tables and chest of drawers.
Bathroom	8'10" (2.69m) x 5'6" (1.68m) White suite of panelled bath with aqua panel splashbacks, shower over, pedestal hand basin, low level W.C., cupboard with modern electric water heater.
Communal Facilities	There is a large observation room on the top floor for the use of the residents with 360 degree views, residents parking with permit, external viewing and seating area on the 1st floor overlooking the Harbour.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Leasehold. Balance of a 125 year lease from 22nd August 1983. Current ground rent £10 per year and maintenance charge £1949.88 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.