

Stokehurst, 35 Anglesey Road,
Alverstoke, Gosport, Hampshire, PO12 2EH

£169,995



One Bedroom Lower Ground Floor
Apartment

Spacious Lounge

Gas Central Heating

Landscaped Communal Garden For Use Of
Residents

Building That Dates Back 100's Of Years &
Formally The Rectory Of St Marys Church

Grade II List Building In Anglesey &
Alverstoke Conservation Area

Kitchen / Dining Room

Residents Parking

Located Near To Alverstoke Church,
Village & Stokes Bay

No Onward Chain

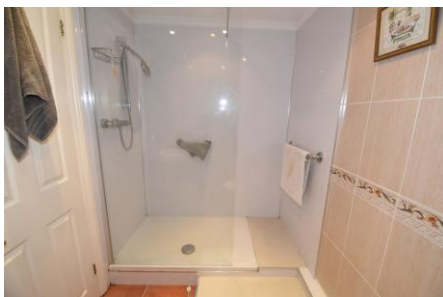
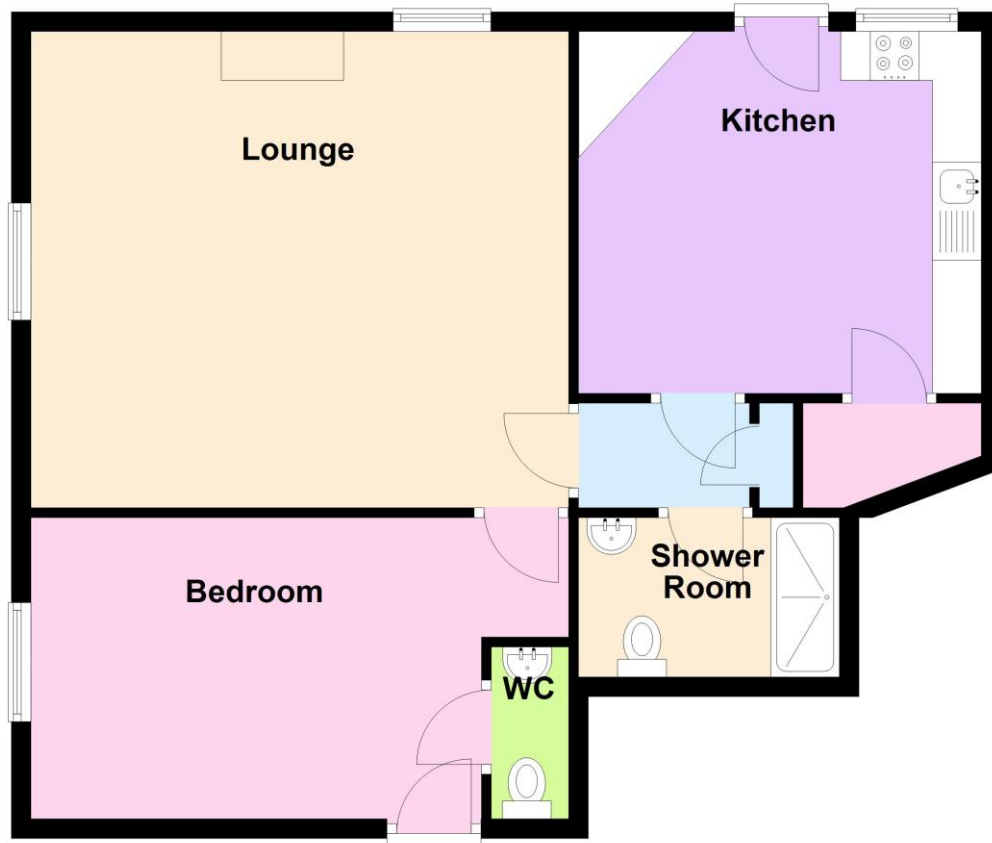
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Ground Floor



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

Steps leading down to front door.

Kitchen / Dining Room

13'6" (4.11m) x 12'2" (3.71m) Part glazed door, radiator, storage cupboard, single drainer sink unit, wall and base units with work surface over, built in oven and electric hob, tiled splashbacks, ceramic tiled floor., radiator, coved ceiling, wall mounted Vaillant gas central heating boiler concealed within cupboard, walk in cupboard with space for fridge/freezer, ceramic tiled floor, shelving.

Inner Hall

With small shelved cupboard.

Shower Room

8'4" (2.54m) x 5'4" (1.63m) Shower cubicle, vanity hand basin, low level W.C., radiator, tiled walls, aqua panel to shower area, ceramic tiled floor, coved ceiling, extractor fan.

Lounge

17'11" (5.46m) x 15'10" (4.83m) Twin aspect room, fireplace, radiator, beamed ceiling.

Bedroom

18'0" (5.49m) Into Recess x 10'2" (3.1m) Fitted wardrobes and cupboards, radiator, coved and beams ceiling.

W.C. off

With W.C., vanity hand basin with marble top, 1/2 tiled walls, ceramic tiled floor.

OUTSIDE

Residents parking, lawned communal garden with patio for use by the residents.

Services

We understand that this property is connected to mains gas, electric, water and sewage.

Tenure

Leasehold. Balance of a 189 year lease from 6th January 1981. Current ground rent £0 (peppercorn) and maintenance charges approx £1600 per annum paid in 2x 6 month instalments and includes building insurance and water rates.

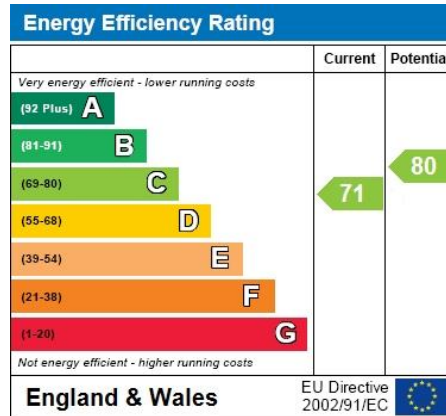
These details are provided to the best of our ability from the information provided to us by the owner, but a buyer should check the figures once the official leasehold enquiries from the management company/freeholder are received by their legal advisor as they can be subject to change. This should be 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.