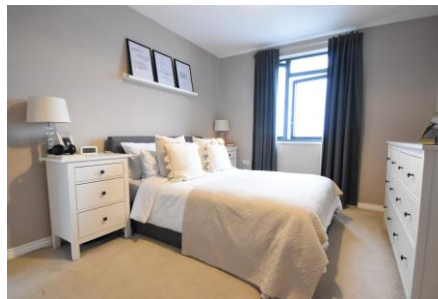
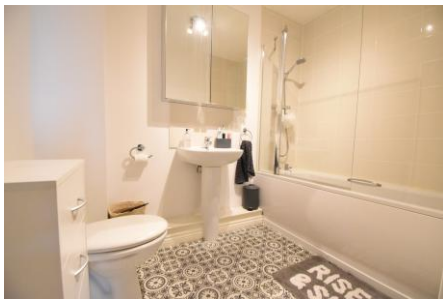


Ark Royal House, 94 Blanchard Avenue,
Gosport, Hampshire, PO13 8NR

£160,000



Modern 6th Floor Flat

Views From Lounge & Bedrooms Towards
Porstdown Hill

Two Bedrooms

Double Glazing

Communal Bike Store

Open Plan Living Area With Modern
Kitchen

Lift

Gas Central Heating

Allocated Parking Space

Well Presented Property

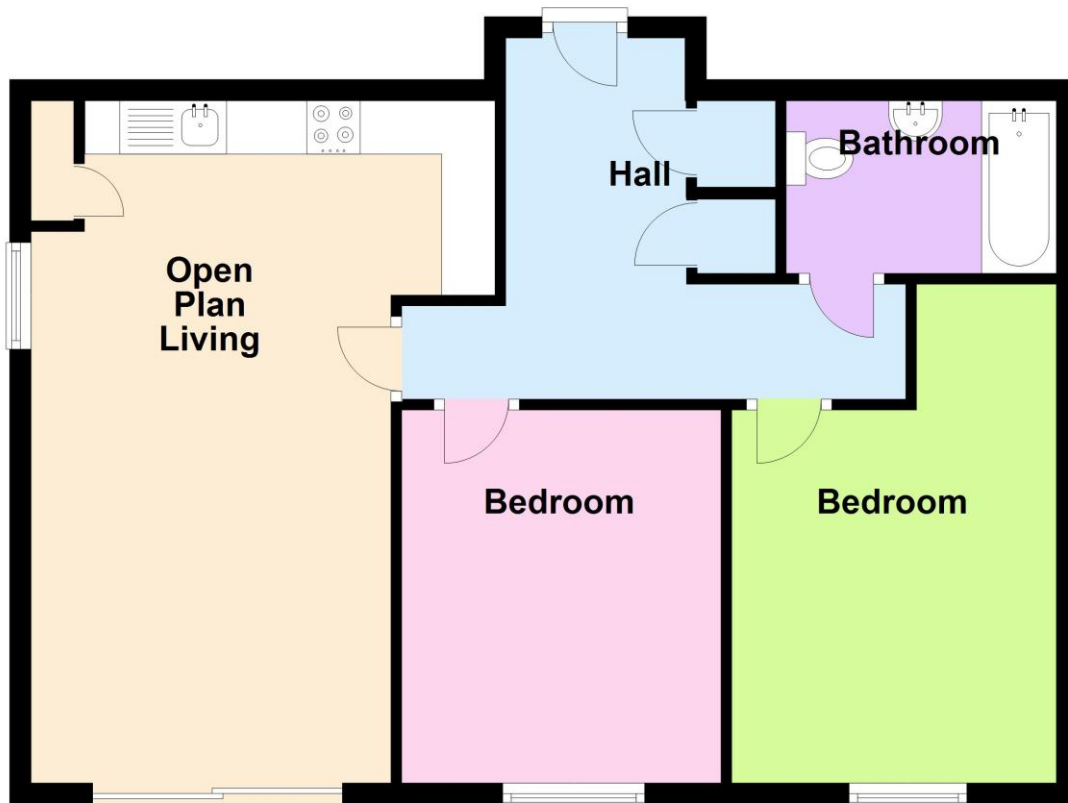
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Email: office@dimon-estate-agents.co.uk

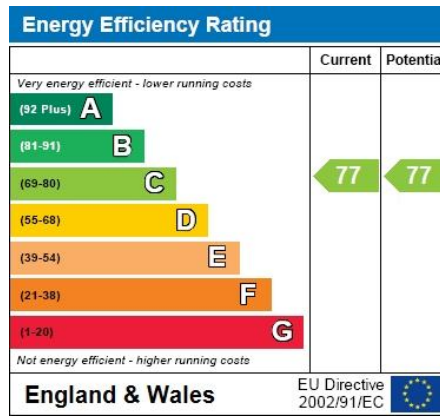
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6th Floor



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

Communal Entrance	With lift or stairs, the flat is located on the 6th floor.
Entrance Hall	Radiator, door entry phone, 2 storage cupboards.
Open Plan Living Area	21'4" (6.5m) x 11'0" (3.35m) widening to 15'11 (4.85m). Twin aspect room with double glazed patio door with etched glass balustrade, 2 radiators. Kitchen Area: With single drainer stainless steel sink, wall and base cupboards with worksurface over, built in oven and 4 ring gas hob with extractor canopy over, integrated fridge/freezer, dishwasher, washing machine, cupboard housing wall mounted gas central heating boiler, vinyl flooring.
Bedroom 1	11'6" (3.51m) x 9'11" (3.02m) Widening to 15'4(4.67m), Double glazed window, radiator.
Bedroom 2	11'6" (3.51m) x 9'9" (2.97m) Double glazed window, radiator.
Bathroom	White suite of panelled bath with shower over, pedestal hand basin, low level W.C., radiator, tiled splashbacks, meter cupboard.
Outside	Allocated parking space.
Tenure	Leasehold. Balance of a 125 year lease from 1st December 2012. Current ground rent and maintenance charges £163.00 per month. We understand there is a community levy, charge £12.00 per month. 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.