

Greenlea Grove, Gosport,
Hampshire, PO12 3BS

£129,995



Ground Floor Flat
Spacious Lounge
Car Hardstanding To Rear
No Forward Chain

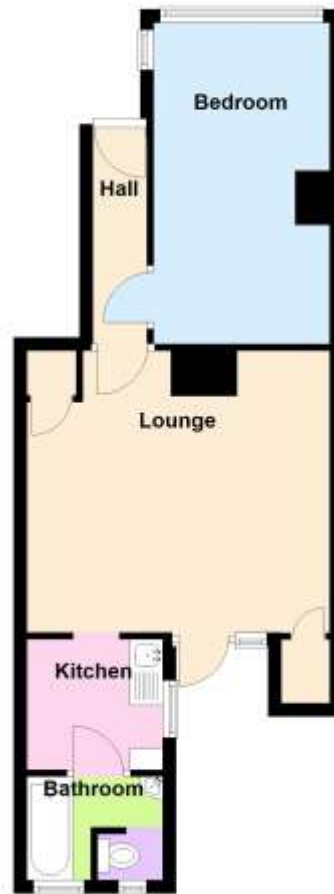
One Bedroom
PVCu Double Glazing
Cul-De-Sac Location

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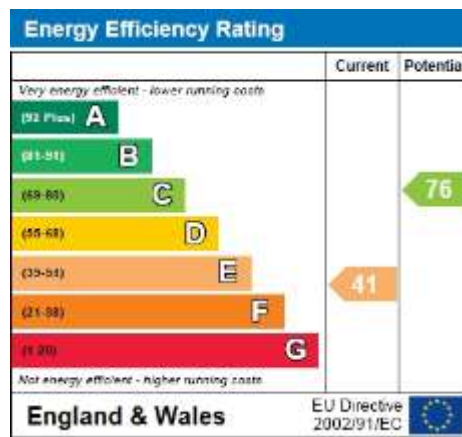
Ground Floor



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Entrance Hall	Part glazed front door, picture rail, laminate flooring.
Lounge	15'0" (4.57m) x 14'1" (4.29m) Tiled fireplace, PVCu double glazed door and window, understairs cupboard, storage cupboard with plumbing for washing machine.
Kitchen	6'8" (2.03m) x 6'6" (1.98m) PVCu double glazed window, stainless steel sink unit, wall and base cupboards with worksurface over, gas cooker point, space for fridge/freezer, laminate flooring, tiled splashbacks.
Bathroom	With panelled bath, corner hand basin, low level W.C., composite panel splashbacks, 2 PVCu double glazed windows.
Bedroom	15'11" (4.85m) x 8'8" (2.64m) PVCu double glazed window, electric panel heater, picture rail, plumbing for washing machine.
OUTSIDE	
Front Garden	With wall and lawn.
Rear Of Property	To the rear of the property is a service road providing access to a concrete hardstanding for car. In addition, we understand that there is access across the neighbours garden through the rear door of the property, which is off the lounge.
Tenure	Leasehold. Balance of a 189 year lease from 25th March 2023. Current ground rent peppercorn (£0) and maintenance charges as and when required. The owners own the freehold jointly with the upstairs owner at 13a. 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 A.
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.