

Hermes Court, Hayling Close,
Priddy's Hard, Gosport, Hampshire, PO12 4LD

£179,950



First Floor Apartment

Balcony

Good Size Kitchen

Carport Parking Space

Conveniently Located Near To Hardway
Foreshore

Two Bedrooms

Separate Lounge

Main Bathroom & En-Suite Shower Room
To Bedroom 1

Electric Heating & PVCu Double Glazing

No Forward Chain

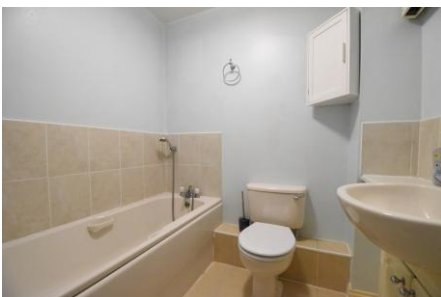
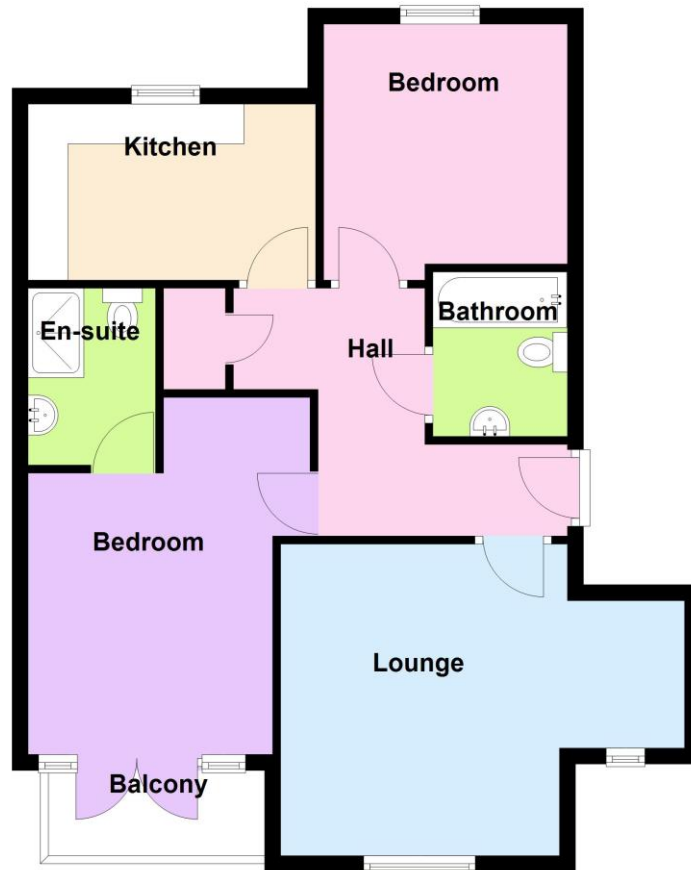
023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

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

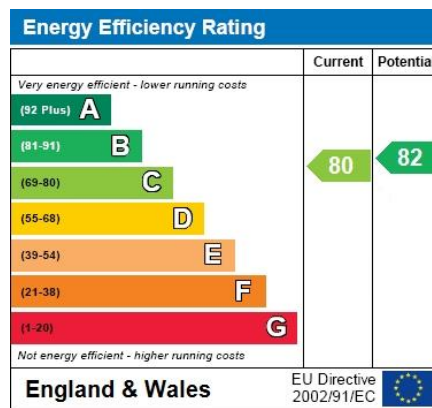
To view all our properties visit:
www.GosportProperty.com

First Floor



SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

| | |
|----------------------|---|
| Communal Entrance | With stairs to each floor, the flat is located on the 1st floor. |
| Entrance Hall | Storage heater, door entry phone, coved ceiling, airing cupboard. |
| Lounge | 12'10" (3.91m) x 16'7" (5.05m) narrowing 11'7" (3.53m), PVCu double glazed window, storage heater, coved ceiling. |
| Bedroom 1 | 12'9" (3.89m) To Wardrobe x 10'0" (3.05m) Plus Recess PVCu double glazed French doors to balcony, built in wardrobe, storage heater. |
| En-Suite Shower Room | 7'3" (2.21m) x 5'3" (1.6m) Shower cubicle, vanity hand basin, low level W.C., tiled splashbacks, ceramic tiled floor, wall mounted fan heater, extractor fan. |
| Bedroom 2 | 9'10" (3m) Plus Recess x 9'8" (2.95m) PVCu double glazed window, electric panel heater. |
| Kitchen | 11'10" (3.61m) x 7'3" (2.21m) 1 1/2 bowl stainless steel sink unit, chrome fronted wall and base units with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, plumbing for washing machine and dishwasher, space for fridge/freezer, PVCu double glazed window, tiled splashbacks. |
| Bathroom | Panelled bath with mixer tap and shower attachment, vanity hand basin, low level W.C., tiled splashbacks, ceramic tiled floor, extractor fan, wall mounted fan heater. |
| 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 999 year lease from 1st June 2000. Current ground rent £225.00 per annum and maintenance charges £1540.44 per annum. 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.