

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

£130,000



Well Presented Apartment

Lounge With Balcony

Large Shower Room

Residents 360 Degree Observation Room
On The Top Floor

Conveniently Located To Town Centre and
Ferry Terminal

Ninth Floor With Two Lifts

Modern Fitted Kitchen

PVCu Double Glazing

Elevated Terrace Overlooking The Harbour

023 9258 5588

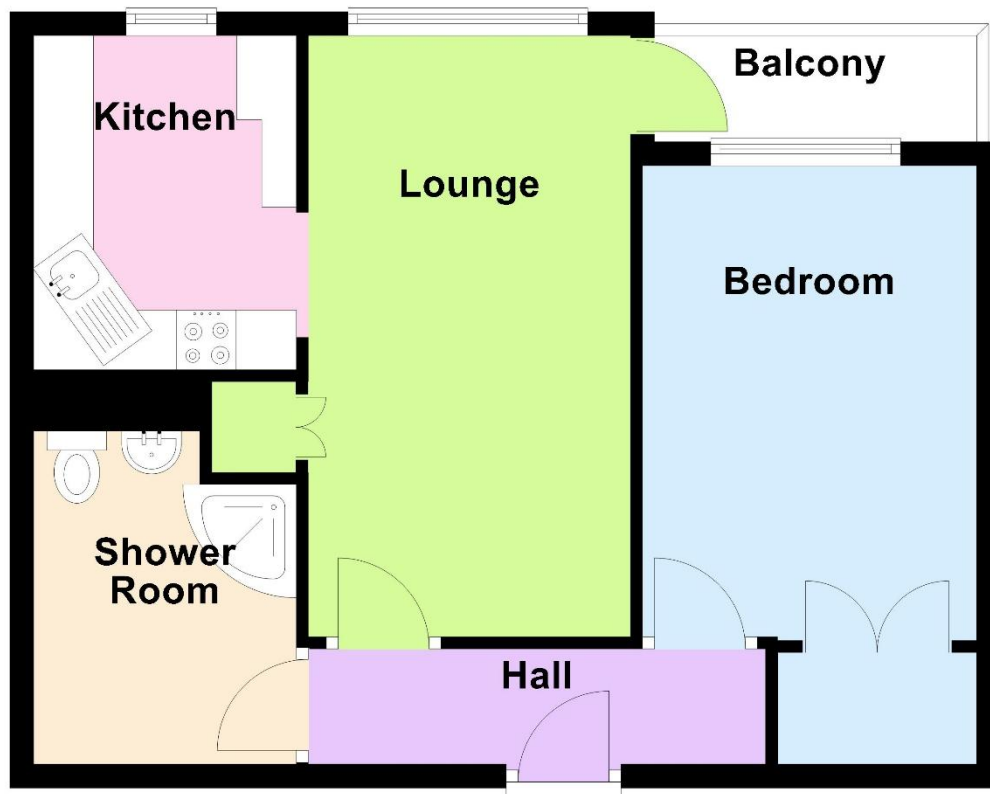
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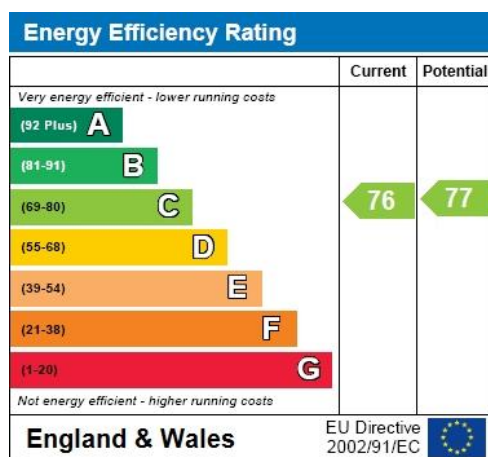
9th Floor



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

Communal Entrance	With door entry system and 2 lifts to each floor. The flat is located on the 9th floor.
Entrance Hall	Door entry phone, radiator, laminate flooring.
Lounge	16'6" (5.03m) x 9'10" (3m) PVCu double glazed window, radiator, 3 wall uplighters, laminate flooring, cupboard with plumbing for washing machine, PVCu double glazed door to balcony with glass screen, coved ceiling.
Kitchen	9'1" (2.77m) x 7'4" (2.24m) Wall and base units with worksurface over, 1 ½ bowl stainless steel corner sink unit, built in oven and 4 ring Neff induction hob, cooker extractor canopy, recess for fridge/freezer, PVCu double glazed window, wall mounted gas central heating boiler concealed within cupboard, black porcelain floor tiles, composite panel splashbacks, integrated dishwasher, radiator, coved ceiling.
Bedroom	12'8" (3.86m) To Wardrobe x 9'2" (2.79m) PVCu double glazed window, radiator, built in wardrobes with Georgian style glazed doors, 2 wall uplighters, coved ceiling.
Shower Room	8'9" (2.67m) x 7'2" (2.18m) Shower cubicle, vanity hand basin, low level W.C., stone floor tiles with under floor heating, heated towel rail, tiled splashbacks, coved ceiling, extractor fan, illuminated mirror.
Communal Facilities	There is a large observation room on the top floor for the use of the residents with 360o views. Residents parking with permit. External viewings 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 annum and maintenance charges awaited from the owner. 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.