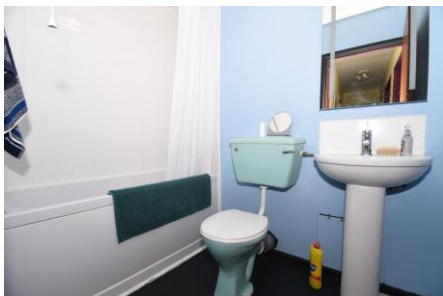


William George Court, 68-72 High Street,
Lee On The Solent, Hampshire, PO13 9BZ

£160,000



First Floor Flat

Spacious Lounge

Conveniently Located For Lee On The
Solent High Street

Storage Heating To Lounge &
Kitchen/Dining Area

Two Bedrooms

Kitchen / Dining Area

Short Walk From Seafront

PVCu Double Glazing

023 9258 5588

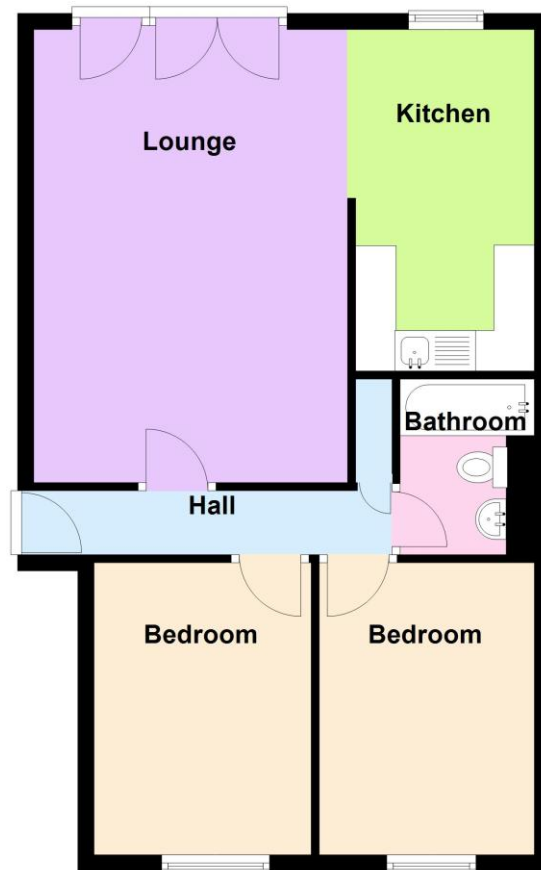
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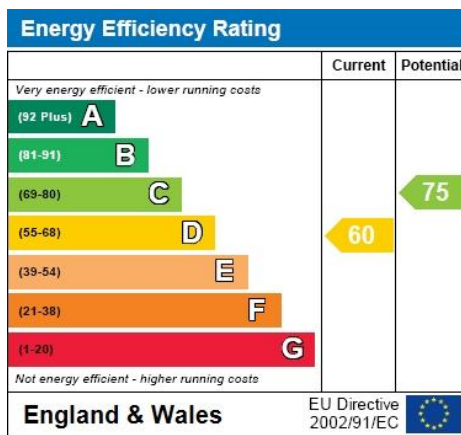
First Floor



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

Communal Entrance	Staircase leading to the first floor.
Entrance Hall	With cupboard.
Lounge	18'5" (5.61m) x 12'8" (3.86m) PVCu double glazed doors with Juliette balcony, storage heater.
Kitchen / Dining Area	13'11" (4.24m) x 7'3" (2.21m) Stainless steel sink unit, base units with worksurface over, plumbing for washing machine, panelled splashbacks, PVCu double glazed window, storage heater.
Bedroom 1	11'10" (3.61m) x 8'5" (2.57m) PVCu double glazed window.
Bedroom 2	11'9" (3.58m) x 8'10" (2.69m) PVCu double glazed window.
Bathroom	Panelled bath with mixer tap and separate shower over, pedestal hand basin, W.C., extractor fan, tiled splashbacks.
OUTSIDE	
Garage	
Tenure	Leasehold. Balance of a 125 year lease from 29th September 1972. Current ground rent £0 and maintenance charges £85 per month. We understand that the owner has a share of the freehold and there are currently plans in place for the lease to be extended. 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.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this 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.