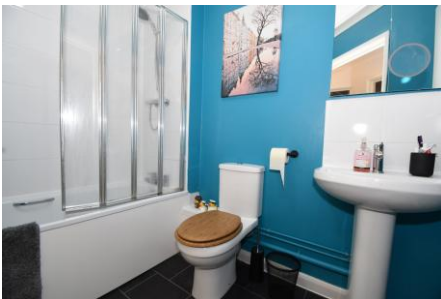


Redlea Court, 54 Military Road,  
Gosport, Hampshire, PO12 3BX

£159,995



Ground Floor Flat

Modern Kitchen

PVCu Double Glazing

Allocated Parking Space

In Our Opinion, Of Interest To First Time  
Buyers

Two Bedrooms

Modern Bathroom

Gas Central Heating

Direct Access To Communal Garden

No Forward Chain

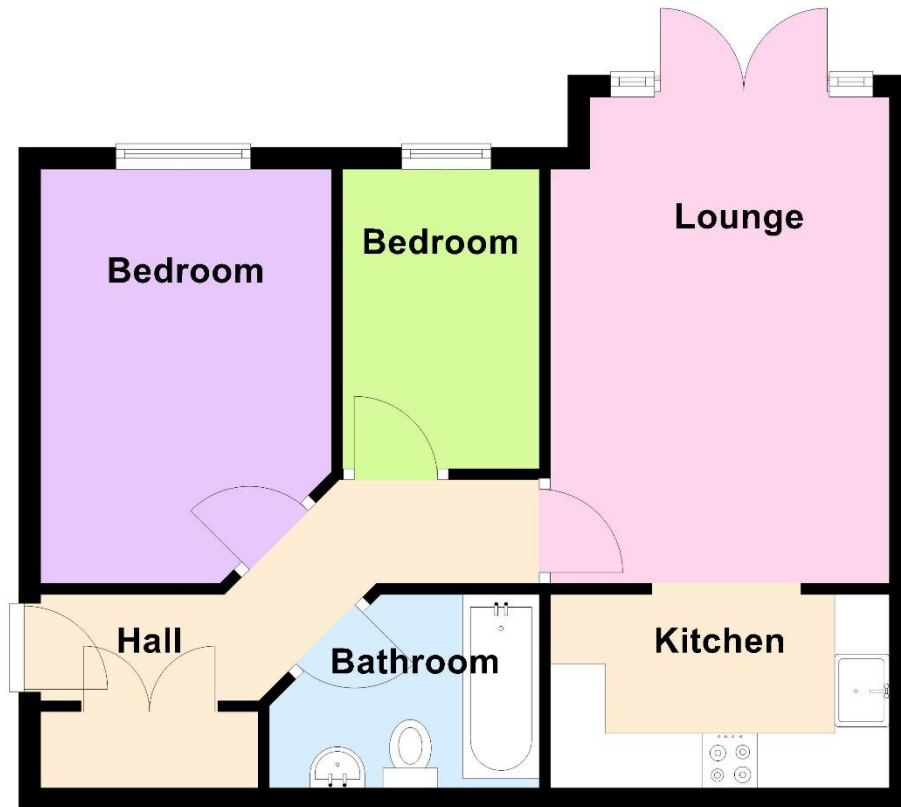
**023 9258 5588**

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

Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

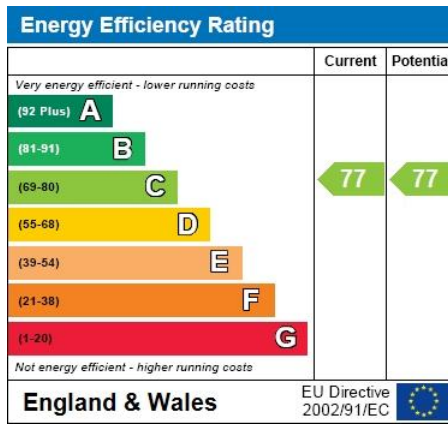
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## Ground Floor



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

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Entrance Hall        | Double storage cupboard, radiator, door entry phone, coved ceiling, laminate flooring.                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Lounge               | 14'6" (4.42m) x 10'1" (3.07m) PVCu double glazed French doors to garden, radiator, coved ceiling, laminate flooring, archway to:                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Kitchen              | 10'1" (3.07m) x 5'11" (1.8m) Single bowl sink with timber worktop, fitted grey base units, tiled splashbacks, built in oven and 4 ring gas hob with cooker extractor canopy over, recess for fridge/freezer, plumbing for washing machine, laminate flooring, coved ceiling, wall mounted Vaillant gas central heating boiler.                                                                                                                                                                                                                                     |
| Bedroom 1            | 12'4" (3.76m) x 8'9" (2.67m) PVCu double glazed window, radiator, laminate flooring, coved ceiling.                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Bedroom 2            | 9'0" (2.74m) x 5'10" (1.78m) PVCu double glazed window, radiator, laminate flooring, coved ceiling.                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Bathroom             | 8'3" (2.51m) x 5'11" (1.8m) Panelled bath with mixer tap and separate shower over, shower screen, low level W.C., pedestal hand basin, tiled splashbacks, coved ceiling, extractor fan, radiator.                                                                                                                                                                                                                                                                                                                                                                  |
| OUTSIDE              | Allocated parking space, visitors parking spaces, communal garden.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Services             | We understand that this property is connected to mains gas, electric, water and sewage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Tenure               | <p>Leasehold. Balance of a 125 year lease from 1st April 2006. Current ground rent £150 per year and maintenance charges £145.43 per month which includes building insurance.</p> <p>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.</p> |
| Council Tax          | Band B.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Property Information | <p>For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a></p> <p>For flood risk information visit: <a href="https://www.gov.uk/check-long-term-flood-risk">https://www.gov.uk/check-long-term-flood-risk</a></p>                                                                                                                                                                                                                                            |



Full Energy Performance Certificate  
available upon request

| Appointment                                                      |       |                 |
|------------------------------------------------------------------|-------|-----------------|
| Date:                                                            | Time: | Person Meeting: |
| <p style="text-align: center;"><a href="#">Viewing Notes</a></p> |       |                 |

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.