

St Georges Walk, St Georges Barracks,
Gosport, Hampshire, PO12 1FH

£155,000



Grade II List Building & In A Conservation Area

Open Plan Lounge / Kitchen

11'5 x 11'0 Bedroom 2

Bathroom With White Suite

Allocated Parking Space Which Is Wider Than Normal

Two Bedroom Apartment

Main Bedroom With Featured Arch Ceiling

Electric Central Heating

Gated Community With Electric Entrance Gate, Close To Town Centre

No Forward Chain

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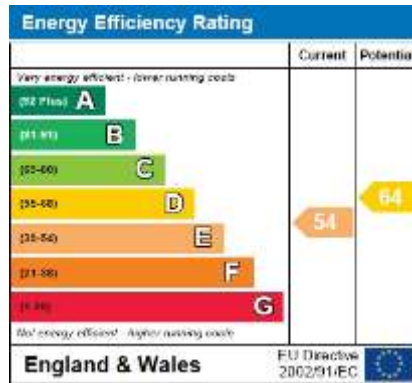
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Ground Floor



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Communal Entrance	With door entry system. The flat is located on the lower ground floor.
Entrance Hall	Timber flooring, radiator, airing cupboard with meters, hot water tank and electric central heating system, door entry phone.
Open Plan Living Area	24'1" (7.34m) x 10'9" (3.28m) Georgian style sash window, 2 radiators.
Kitchen Area	24'1" (7.34m) x 10'9" (3.28m) 1½ bowl stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring electric hob, plumbing for washing machine, space for American style fridge/freezer, tiled splashbacks, timber flooring, extractor fan.
Bedroom 1	22'0" (6.71m) x 9'0" (2.74m) This bedroom has a particular feature of an arch ceiling, Georgian style sash window, 2 radiators.
Bedroom 2	11'5" (3.48m) x 11'0" (3.35m) Built in double cupboard, radiator, Georgian style sash window.
Bathroom	6'4" (1.93m) x 5'2" (1.57m) White suite of panelled bath, low level W.C., pedestal hand basin, tiled splashbacks, shaver point, extractor fan, shower over bath with screen and mixer tap.
OUTSIDE	Own store cupboard within the main entrance area. Allocated parking space which is slightly wider than other spaces.
Tenure	Leasehold. Balance of a 125 year lease from 1st July 2003. Current ground rent £150 per year and maintenance charges approx £3000 per year. 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.