

Fair Oak Court, Tower Close,
Gomer, Gosport, Hampshire, PO12 2TX

£200,000



First Floor Apartment

Open Plan Living Area With Balcony

Modern Shower Room

Extended Lease

Conveniently Located For Stanley Park &
Stokes Bay

Two Bedrooms

Modern Kitchen

Spacious Bedroom With Fitted Wardrobes

Share Of A Double Garage

Approx 75sqm

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First Floor

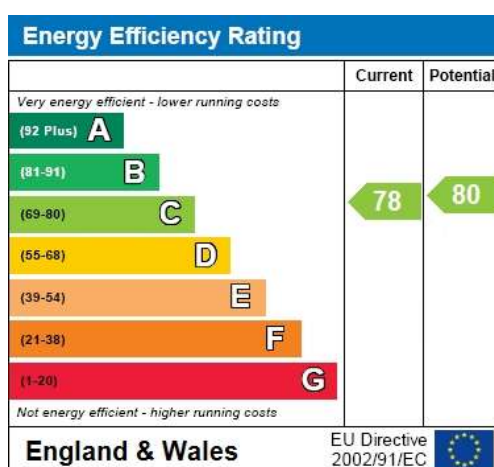


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Entrance	Staircase leading to all floors. The flat is located on the 1st floor.
Entrance Hall	Timber flooring, door to:
Open Plan Living / Kitchen Area	A generously sized living space consisting:
Living Area	28'8" (8.74m) x 14'3" (4.34m), PVCu double glazed patio door and picture windows giving access to own balcony, timber flooring, recently installed storage heater, coved ceiling.
Kitchen Area	Single drainer sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, integrated dishwasher, integrated washing machine, fridge/freezer, PVCu double glazed window, tiled splashbacks, coved ceiling, Ariston hot water heater under sink, coved ceiling.
Inner Hallway	
Bedroom 1	12'1" (3.68m) To Wardrobe x 15'11" (4.85m), Spacious double bedroom with fitted wall to wall wardrobes, PVCu double glazed window and door to balcony, timber flooring and storage heater.
Bedroom 2	11'10" (3.61m) x 8'0" (2.44m), Double room with PVCu double glazed window overlooking communal gardens, timber flooring
Shower Room	Shower cubicle with Mira shower, pedestal hand basin, low level W.C., PVCu double glazed window, tiled splashbacks.
OUTSIDE	
Garage	1 side of a shared double garage, communal casual parking.
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 189 year lease from 25th March 1972. Current ground rent £25 per annum and maintenance charge £2293.86 per annum including reserve fund. 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.