

**Mulberry Close, Bury Road,  
Gosport, Hampshire, PO12 3UG**

**£140,000**



Two Bedroom Maisonette  
Separate Kitchen  
Own Garden  
Extended Lease  
Conveniently Located To Bus Stops &  
Stoke Road Facilities

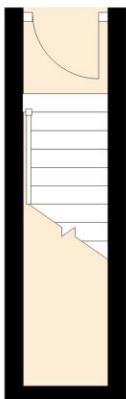
Lounge  
PVCu Double Glazing  
Garage  
Part Ownership Of The Freehold  
No Forward Chain

**023 9258 5588**

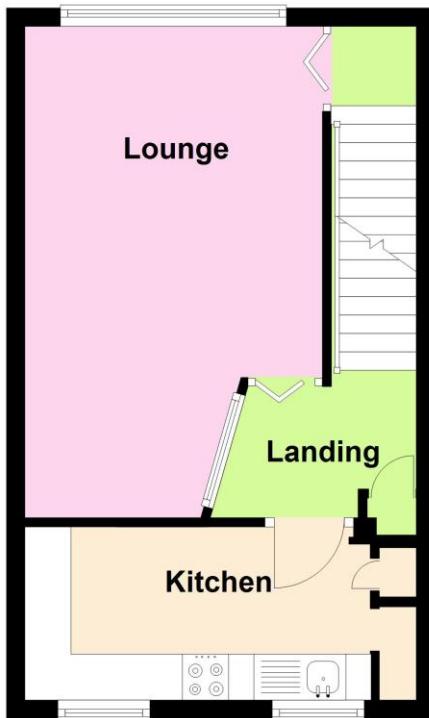
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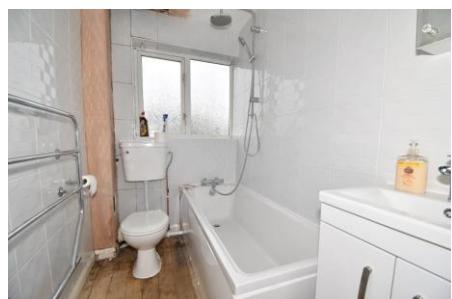
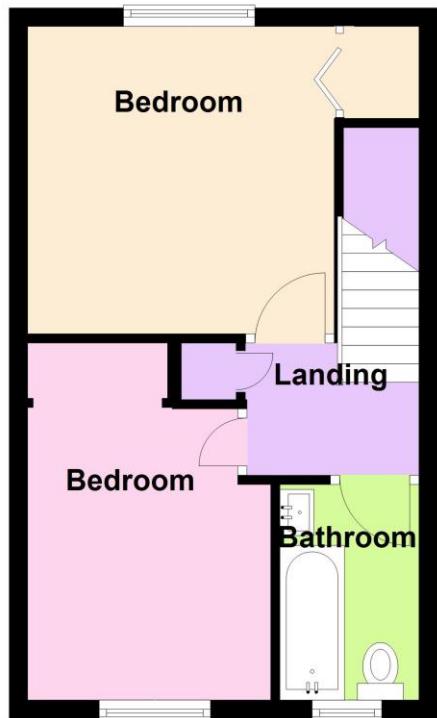
**Ground Floor**



**First Floor**



**Second Floor**



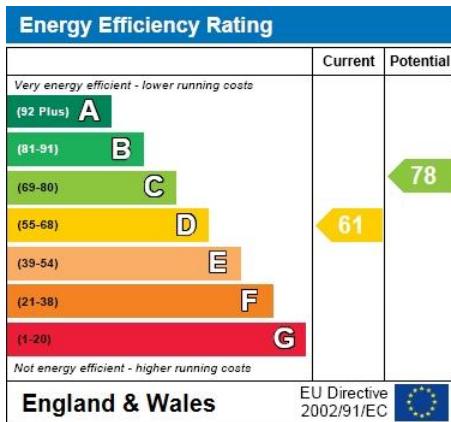
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Entrance Hall	PVCu double glazed front door and stairs to first floor.
Upper Landing	With storage cupboard
Lounge	17'6" (5.33m) x 10'6" (3.2m) PVCu double glazed window, storage heater, coved ceiling, dado rail.
Inner Lobby	With stairs to 2nd floor.
Kitchen	11'10" (3.61m) x 6'2" (1.88m) Single drainer stainless steel sink unit, electric cooker point, plumbing for washing machine and space for fridge, tiled walls, 2 PVCu double glazed windows, 2 storage cupboards.
<b>ON THE 1ST FLOOR</b>	
Landing	Airing cupboard.
Bedroom 1	10'11" (3.33m) x 10'7" (3.23m) PVCu double glazed window, built in double cupboard.
Bedroom 2	10'6" (3.2m) x 8'8" (2.64m) PVCu double glazed window, electric panel heater, built in double cupboard.
Bathroom	7'7" (2.31m) x 4'11" (1.5m) White suite of panelled bath, vanity hand basin, low level W.C. tiled walls, PVCu double glazed window, heated towel rail
<b>OUTSIDE</b>	
Garden	Located to the rear section, beyond the concrete path.
Garage	Located in block nearby.
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 999 year lease from 1st September 2009. Current ground rent peppercorn (£0) and maintenance charges £820 per annum. The owners are currently also paying £800 per year into a roof fund for a replacement roof in the future.
	The owners of the properties at Mulberry Close own a share in the freehold
	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.