

The Salt House Apartments, Salt Meat Lane,  
Gosport, Hampshire, PO12 1GH

£150,000



Royal Clarence Yard Conservation Area

French Doors To Balcony With Glass Screen

Main Bedroom With Built-In Wardrobe

Parking Space Via Permit

Long Lease

**023 9258 5588**

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Attractive One Bedroom Apartment With Open Plan Living Area

Luxury Bathroom

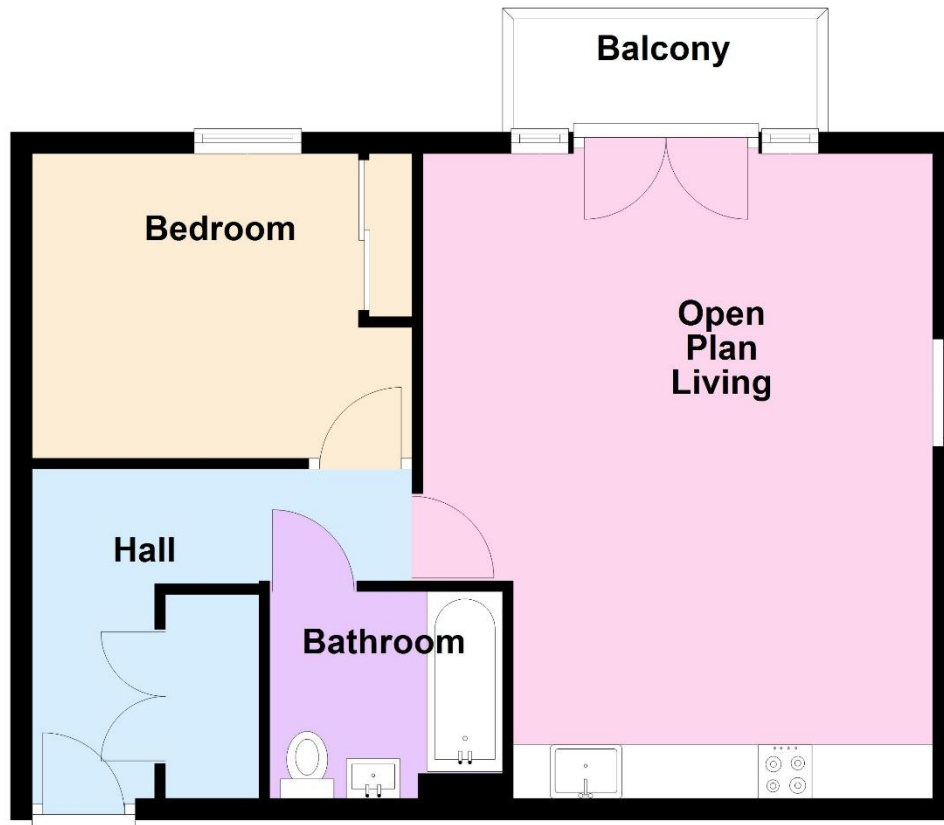
Double Glazing To Timber Windows & Electric Heating

In Our Opinion, An Ideal First Time Purchase

Lift Or Stairs To Each Floor

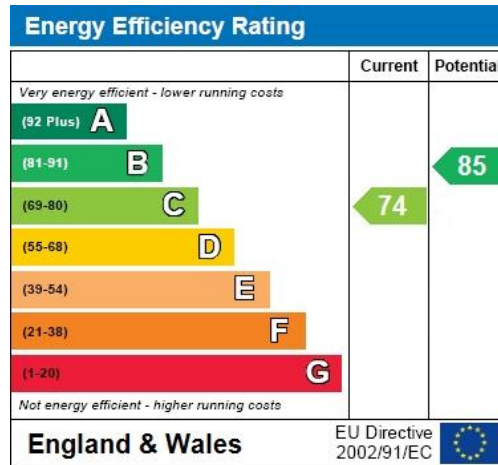
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## Second Floor



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

Communal Entrance	With lift or stairs to each floor, the flat is located on the 2nd floor.
Entrance Hall	Electric panel heater, built in double cupboard with shelf and plumbing for washing machine, laminate flooring, door entry phone.
Open Plan Living Area	19'8" (5.99m) x 15'7" (4.75m) Timber double glazed French doors giving access to balcony with glass screen, additional timber double glazed side window, electric panel heater, laminate flooring.
Kitchen Area	Single bowl stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, integrated fridge and freezer, pelmet lighting extractor fan.
Bedroom	11'7" (3.53m) Max x 9'3" (2.82m) Built in double wardrobe, electric panel heater, timber double glazed window.
Bathroom	7'1" (2.16m) x 6'5" (1.96m) Panelled bath with mixer tap and shower attachment, vanity hand basin, W.C. with concealed cistern, ceramic tiled floor, shaver point, heated towel rail, extractor fan, tiled splashbacks.
OUTSIDE	
Parking	Parking space is via a permit issued by the management company.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Tenure	<p>Leasehold. Balance of a 999 year lease less 10 days from and including 1st January 2002. Current ground rent £175 per annum and maintenance charges approx £1800 year which includes building insurance, water rates and sewage rates.</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 C.
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.