

Galleon Place, Weevil Lane,
Gosport, Hampshire, PO12 1FL

£195,000



Waterside Development

Views Of Millennium Bridge & Portsmouth
Harbour Inlet

En-Suite Shower Room To Bedroom 1

Electric Heating

Royal Clarence Yard Conservation Area

2nd Floor Apartment With Lift

Open Plan Living Area With Dual Aspect

Main Bathroom

Parking Space With Permit

Near to Town Centre

023 9258 5588

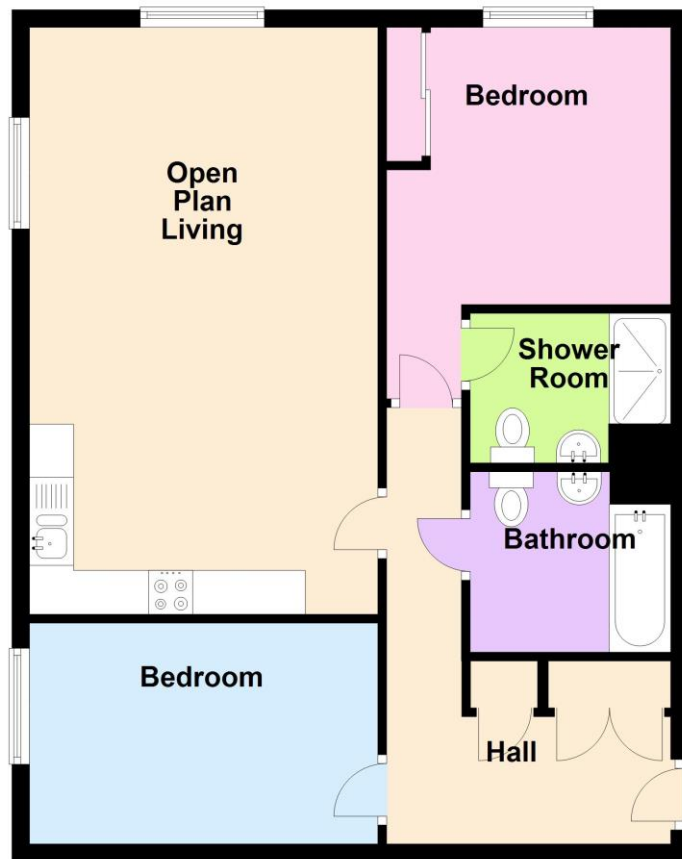
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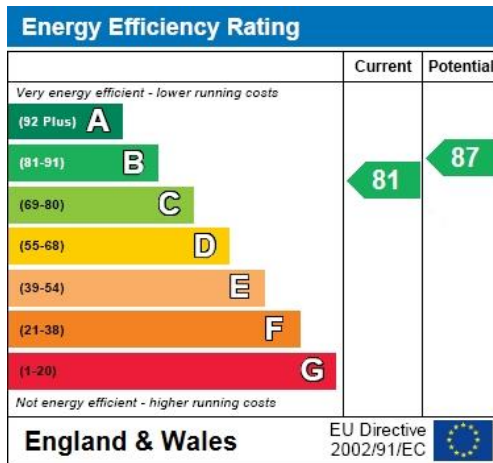
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Second Floor



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

Communal Entrance	With 2 lifts or stairs to each floor. The flat is located on the 2nd floor.
Entrance Hall	Electric panel heater, airing cupboard with plumbing for washing machine, storage cupboard.
Open Plan Living Area	21'10" (6.65m) x 12'11" (3.94m) Twin aspect room with PVCu double glazed windows, electric panel heater.
Kitchen Area	1½ bowl sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring electric hob with extractor canopy over, space for fridge/freezer, integrated dishwasher, ceramic tiled floor.
Bedroom 1	10'3" (3.12m) x 11'2" (3.4m) Double glazed window, built in double wardrobe with mirror fronted sliding doors, electric panel heater.
En-Suite Bathroom	With shower cubicle, hand basin, W.C., tiled splashbacks, extractor fan, ceramic tiled floor, electric towel rail.
Bedroom 2	13'0" (3.96m) x 8'4" (2.54m) Double glazed window.
Main Bathroom	With panelled bath, hand basin, W.C., tiled splashbacks, ceramic tiled floor, heated towel rail, extractor fan.
Residents Parking	Via a permit which we understand is given free.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to the building.
Tenure	Leasehold. Balance of a 999 year lease (less 10 days) from 1st January 2002. Current ground rent £200 per annum and maintenance charges approx £2245 per annum which includes water, sewage and building insurance. 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 D.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk



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.