

An exciting opportunity to acquire this converted apartment in a listed building centrally located in Gosport High Street. India Arms House is within easy access to the Gosport Ferry which in turn provides access to mainline railway station, Portsmouth and Gunwharf Quays.

**The Accommodation Comprises:**

**Communal Entrance:**

Security entry system and stairs to all floors, doors to apartments.

**Entrance Hall:**

Flat ceiling, access to loft space, wired smoke alarm, security entrance phone, radiator, thermostat control to wall, storage cupboard housing heating system.

**Open Plan Lounge/Kitchen 15' 10" x 13' 2" (4.82m x 4.01m) Max**

Flat ceiling with inset spot lighting, fitted with a range of base cupboards and matching eye level units, roll top work surface, tiled surround, single drainer stainless steel sink unit with mixer tap, fitted electric oven and hob with extractor hood over, space and plumbing for washing machine, space for fridge/freezer.

**Lounge Area:**

Flat ceiling, radiator, newly fitted UPVC secondary double glazing to sash window overlooking rear elevation.

**Bedroom: 12' 3" x 9' 5" (3.73m x 2.87m)**

Newly fitted UPVC secondary double glazing to sash window overlooking rear elevation, flat ceiling, radiator.

**Bathroom: 8' 1" x 7' 11" (2.46m x 2.41m)**

Flat ceiling with inset spot lighting, extractor fan, close coupled W.C., pedestal wash hand basin, panelled bath with mixer tap and shower connection off, newly fitted UPVC secondary double glazing to obscured sash window overlooking rear elevation, radiator, fitted mirror, tiled walls, light and shaver socket.

**Outside:**

There is a communal courtyard to the side of the building with bin store, water tap and post boxes.

**General Information**

Construction – Traditional

Water Supply - Portsmouth Water

Electric Supply - TBC

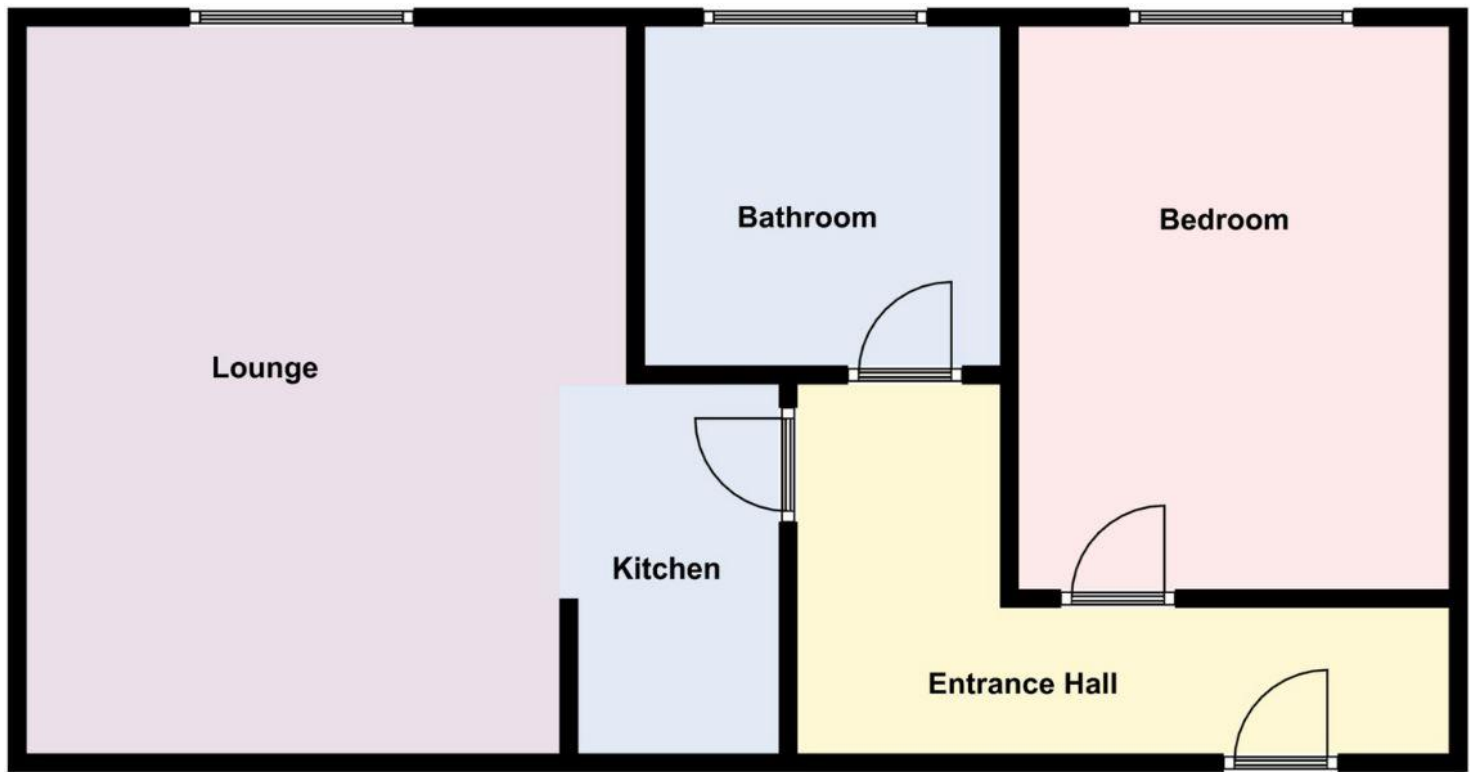
Sewerage - Mains sewerage

Mobile & Broadband coverage - Please check via: <https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>







Tenure: Leasehold

Council Tax Band: A

Awaiting EPC

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£110,000

India Arms House, 91A High Street, Gosport, PO12 1DS

\*DRAFT DETAILS\*

Fenwicks - Gosport Office: 02392 529889 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

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