

Nestled down Weevil Lane, close to Gosport Marina, sits this spacious and modern two bedroom ground floor apartment. The property benefits an open plan lounge/kitchen/diner, great for entertaining, en suite to master and secure phone entry system. Offered for sale with no forward chain.

The Accommodation Comprises:-
Communal front door to:

Inner Hall:-
Stairs and lift to all floors, inner door to further hall, ground floor apartment front door to:

Entrance Hall:-
Flat ceiling with inset spotlights, storage heater, phone entry system, storage cupboard housing meters, second storage/ utility cupboard with shelving and housing water tank, with space and plumbing for washing machine.

Open Plan Lounge/ Kitchen/ Diner:- 22' 4" x 11' 7" (6.80m x 3.53m)
(maximum measurements)
Flat ceiling, UPVC double glazed window and door to front elevation, storage heater, fitted with a range of base cupboards and matching eye level units, stainless steel sink unit with mixer tap, electric hob with oven inset and extractor hood over, space for fridge/ freezer.

Bedroom One:- 14' 6" x 9' 6" (4.42m x 2.89m)
Flat ceiling, UPVC double glazed windows to front elevation, storage heater, built-in wardrobe with mirror fronted sliding doors.

En Suite:- 7' 8" x 5' 2" (2.34m x 1.57m)
Flat ceiling with inset spotlights, close-coupled WC, wash hand basin with mixer tap, vanity cupboard to wall, shower cubicle with electric shower over, chrome-style radiator.

Bedroom Two:- 11' 8" x 8' 5" (3.55m x 2.56m)
Flat ceiling, UPVC double glazed window to front elevation, storage heater.

Bathroom:- 7' 8" x 6' 7" (2.34m x 2.01m)
Flat ceiling with inset spotlights, ladder style radiator, close-coupled WC, wash hand basin with mixer tap, bath with electric shower over and mixer tap, tiled flooring.

Outside:-
The property benefits from permit parking and visitor spots.

Agents Note:-
The vendor informs us at the time of instruction of the following lease information. We would however suggest this information is verified by your legal representative before exchange of contracts.
Lease: TBC
Ground Rent: Annually - Approx £200
Service Charge: Annually - Approx £1,500





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Council Tax Band: C

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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£169,995

Galleon Place, Weevil Lane, Gosport, PO12 1FL

DRAFT DETAILS

Fenwicks - Gosport Office: 02392 529889 www.fenwicks-estates.co.uk

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