DIMON Estate Agents

Heritage Way, Priddy`s Hard, Gosport, Hampshire, PO12 4FQ

£147,000









Ground Floor Flat

Open Plan Living Area

PVCu Double Glazing With Fitted Shutters

Allocated Parking Space

No Forward Chain

One Bedroom

Upgraded Kitchen

Electric Heating

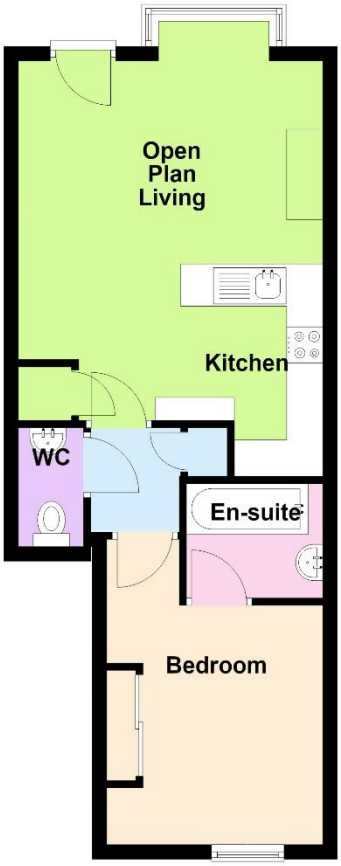
Remainder Of A Long Lease, Amended To Peppercorn Ground Rent (£0)

023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

Email: office@dimon-estate-agents.co.uk

Ground Floor



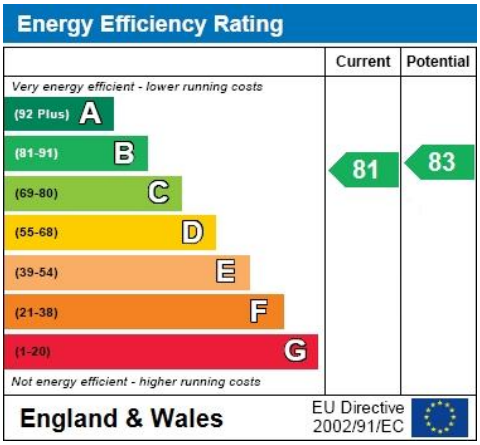






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WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Open Plan Living Area	13'10" (4.22m) Max x 20'11" (6.38m) Max Into Recess and Bay Window, PVCu double glazed window with fitted shutters, Dimplex storage heater, timber flooring.
Kitchen Area	Single drainer stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, integrated washing machine/dryer, integrated fridge, ceramic tiled floor, airing cupboard.
Inner Lobby	With storage heater, timber flooring, storage cupboard.
Separate W.C.	Low level W.C., hand basin, extractor fan, ceramic tiled floor, electric panel heater.
Bedroom	10'11" (3.33m) x 9'3" (2.82m) PVCu double glazed window with fitted shutters, built in wardrobe with mirror fronted sliding doors, timber flooring, storage heater.
Bathroom Off	With panelled bath, separate shower over, vanity hand basin, electric panel heater, ceramic tiled walls and floor, extractor fan.
Outside	Allocated parking space.
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 June 2000. Current ground rent peppercorn (£0) and maintenance charges £666 ½ yearly. 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 C.
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.