

Ayling Close, Rowner,
Gosport, Hampshire, PO13 9SA

£189,950



Ground Floor Apartment

Spacious Lounge

Separate Kitchen With Direct Access To
Garden

PVCu Double Glazing

Two Bedrooms

Modern Shower Room

Car Hardstanding To Front

No Forward Chain

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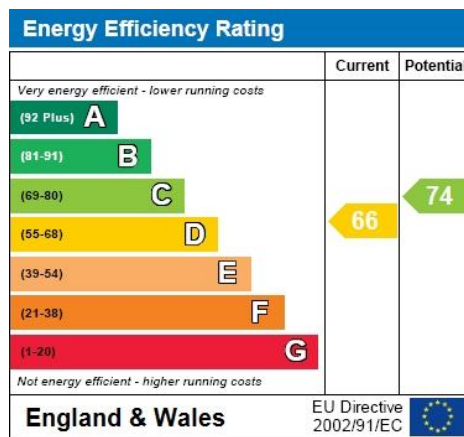
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Ground Floor



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Entrance Hall	Front door with double glazed panels and meter cupboard.
Lounge	16'0" (4.88m) x 10'11" (3.33m) PVCu double glazed window, double radiator, back boiler, airing cupboard.
Kitchen	10'0" (3.05m) x 8'8" (2.64m) Single drainer stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, space for fridge/freezer, plumbing for washing machine, PVCu double glazed window and door to garden, tiled splashbacks.
Bedroom 1	12'6" (3.81m) x 12'2" (3.71m) PVCu double glazed window, radiator, cupboard recess.
Bedroom 2	11'11" (3.63m) x 10'0" (3.05m) PVCu double glazed window, radiator, built in cupboard recess.
Shower Room	Modern suite of shower cubicle, vanity hand basin, low level W.C., PVCu double glazed window, tiled walls and floor, heated towel rail.
OUTSIDE	
Front Garden	Lawn, tarmac hardstanding for car, side pedestrian access with 2 store sheds to side.
Rear Garden	Further store shed and gate, paved patio, lawn, flower and shrub borders.
Tenure	Leasehold. Balance of a 125 year lease from 24th June 2001. Current ground rent peppercorn and maintenance charges £1239.73 per annum. 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.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Council Tax	Band A.
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.