

Linden Grove,
Gosport, Hampshire, PO12 2ED

£130,000



Ground Floor Flat

Modern Kitchen

PVCu Double Glazing

Own Garden & Store Shed

Lounge With Bay Window

Shower Room

Electric Heating

No Forward Chain

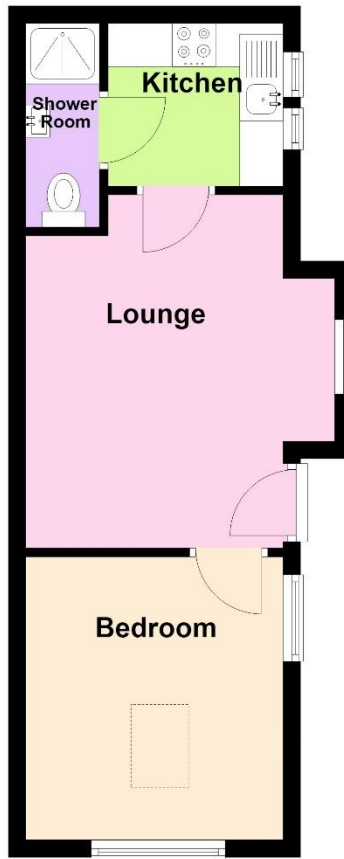
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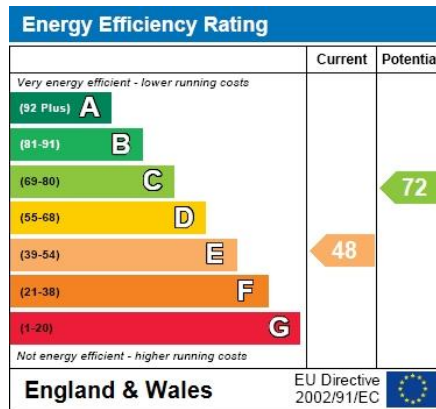
Ground Floor



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	The property is accessed via a path to the side of the building and the flat is located on the ground floor.
Lounge	13'5" (4.09m) Max x 11'11" (3.63m) Into Bay, PVCu double glazed front door and window, laminate flooring, meter cupboards, coved ceiling, electric panel radiator, ceiling fan.
Kitchen	6'6" (1.98m) x 6'2" (1.88m) 2 PVCu double glazed windows, wall and base units with worksurface over, built in oven and electric hob, plumbing for washing machine, tiled splashbacks.
Shower Room	Shower cubicle, low level W.C., vanity hand basin with cupboard under, heated towel rail, tiled splashbacks.
Bedroom	10'9" (3.28m) x 9'9" (2.97m) PVCu double glazed window, roof window, electric panel heater, access to loft space.
OUTSIDE	
Communal Area	Store shed for this property, gate to:
Own Garden Area	With decking
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 January 2004. Current ground rent £0, Maintenance £75 per month. The owner has advised us that the 4 flat owners each own a 25% of the freehold. 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 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.