



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, window, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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£115,000
Leasehold



A top floor flat affording views across to Portsmouth Harbour and with the benefit of allocated parking and has been renovated throughout. The accommodation briefly comprises of an entrance hallway, open plan lounge and re-fitted kitchen with built in appliances, double bedroom and re-fitted bathroom. The property is available with No Chain ahead. Please call Chambers Sales and Lettings to avoid missing out on 01329 665700.

Entrance Hallway
Security intercom system, laminate flooring, radiator, doors to all rooms.
Open plan Kitchen/Lounge
14'10" plus bay x 12'11" (4.53 plus bay x 3.95)
Double glazed bay window to rear elevation, further double glazed window to side, laminate flooring, combi boiler in concealed cupboard (replaced 2020) radiator.

Double Bedroom
10'7" x 9'0" (3.25 x 2.75)
Double glazed window to front elevation with far reaching views, laminate flooring, radiator.

Fitted bathroom
Double glazed window to side elevation, refitted with a white suite comprising of low level WC, inset vanity sink unit, panel bath with mixer tap and shower over, access to loft via void, inset spotlights, radiator.

Allocated Parking
Allocated parking space via a gated entrance.

Leasehold Information
The seller has confirmed the following to us:
Length of Lease is 87 years left (Agent note: Subject to offer the seller is willing to extend the lease to 999 years simultaneously to a sale going

through)
Ground rent is 0
Service Charge is £93.81 per month

