

Nelson House, South Street,  
Gosport, Hampshire, PO12 1NW

£105,000



Ground Floor Flat

Separate Kitchen With Window

PVCu Double Glazing

Large Store Cupboard In Main Hallway

Investors Only, Current Rent £850 pcm

One Bedroom

Bathroom With Window

Gas Central Heating

Conveniently Located For Town Centre,  
Ferry Terminal

**023 9258 5588**

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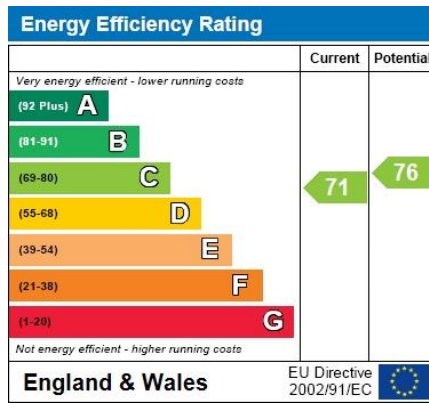
**Ground Floor**



**SELLING YOUR OWN PROPERTY IN GOSPORT?**

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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Communal Entrance               | With door entry system. The flat is located on the ground floor.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Entrance Hall                   | Door entry phone, PVCu front door, cupboard recess.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Lounge                          | 13'8" (4.17m) Into Recess x 13'4" (4.06m) Twin aspect, 2 PVCu double glazed windows, radiator, coved ceiling.                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Kitchen                         | 7'8" (2.34m) Plus Recess x 5'8" (1.73m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, PVCu double glazed window, space for cooker, plumbing for washing machine, tiled splashbacks, coved ceiling, larder cupboard with gas meter, ceramic tiled floor.                                                                                                                                                                                                                                                                |
| Bedroom                         | 13'8" (4.17m) x 13'4" (4.06m) PVCu double glazed windows on twin aspect, radiator, coved ceiling, fire surround, tiled hearth, cupboard housing gas central heating boiler.                                                                                                                                                                                                                                                                                                                                                                                       |
| Bathroom                        | 10'3" (3.12m) x 4'11" (1.5m) White suite of panelled bath with separate shower, pedestal hand basin, low level W.C., radiator, PVCu double glazed window, tiled splashbacks, ceramic tiled floor.                                                                                                                                                                                                                                                                                                                                                                 |
| Additional Large Store Cupboard | Accessed via the main entrance hallway.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Services                        | We understand that this property is connected to mains gas, electric, water and sewage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Tenure                          | <p>Leasehold. Balance of a 125 years lease from 26th June 1989. Current ground rent £10 per year and maintenance charges £227.85 per quarter and insurance £172.12 per year.</p> <p>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.</p> |
| Council Tax                     | Band A.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Property Information            | <p>For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a></p> <p>For flood risk information visit: <a href="https://www.gov.uk/check-long-term-flood-risk">https://www.gov.uk/check-long-term-flood-risk</a></p>                                                                                                                                                                                                                                           |



Full Energy Performance Certificate  
available upon request

| Appointment                   |       |                 |
|-------------------------------|-------|-----------------|
| Date:                         | Time: | Person Meeting: |
| <a href="#">Viewing Notes</a> |       |                 |

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.