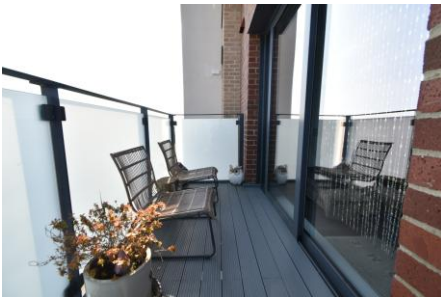


Ark Royal House, 94 Blanchard Avenue,
Rowner, Gosport, Hampshire, PO13 8NR

£170,000



Two Bedroom Apartment

Modern Kitchen

Modern Bathroom

Lift

Near To Local Facilities

Open Plan Living Area

Balcony With Views Towards Solent & Isle
Of Wight

Double Glazing & Gas Central Heating

Allocated Parking Space

No Forward Chain

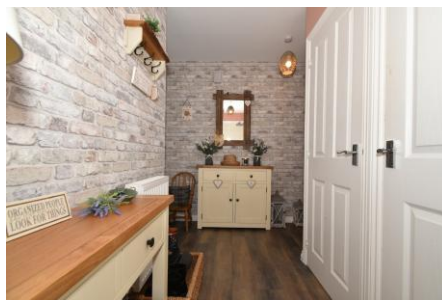
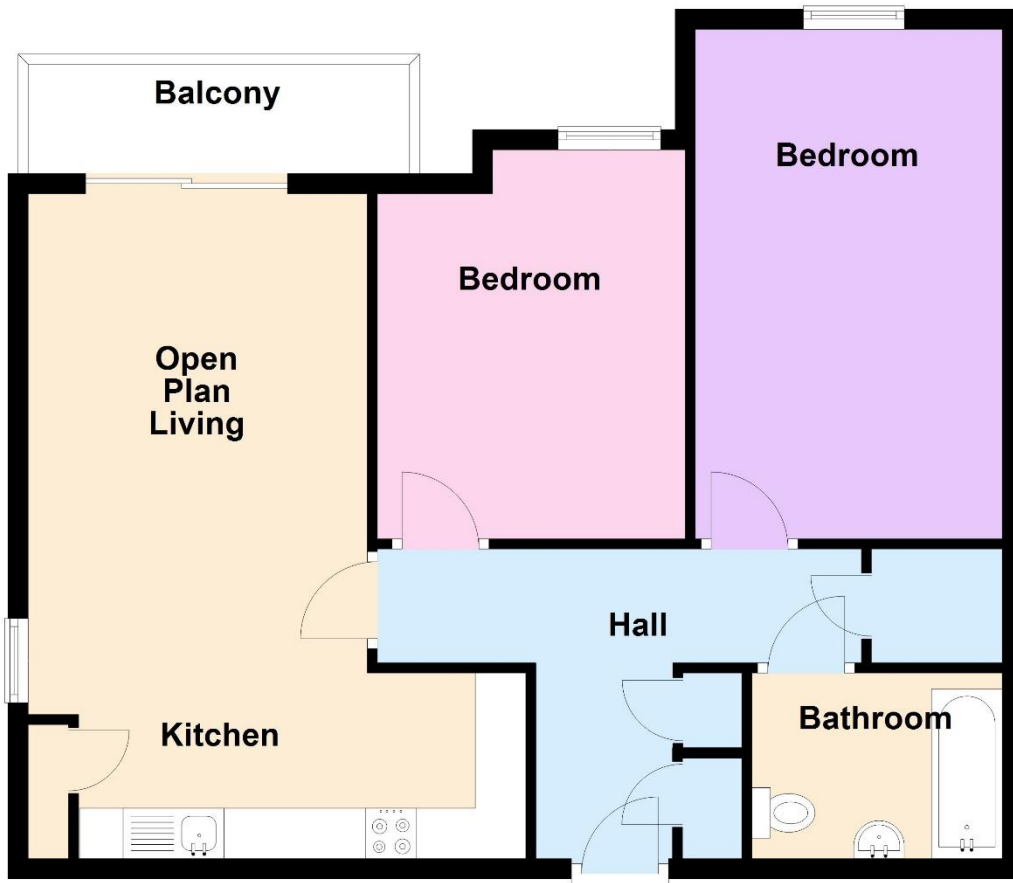
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Fifth Floor



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Communal Entrance	With lift or stairs to each floor, the flat is located on the 5th floor.
Entrance Hall	Door entry phone, Amtico flooring, storage cupboard with electric meters, further storage cupboard with air circulation system, 3rd large storage cupboard.
Open Plan Living Area	21'6" (6.55m) x 11'0" (3.35m) widening to 13'9" (4.19m), Double glazed patio door to balcony with glass screen and views in the distance of The Solent and Isle Of Wight, double glazed side window, 2 radiators, Amtico flooring, fire surround and hearth (does not include electric fire).
Kitchen Area	Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine, cupboard with wall mounted gas central heating boiler.
Bedroom 1	16'7" (5.05m) x 9'11" (3.02m) Double glazed window, radiator.
Bedroom 2	12'8" (3.86m) x 10'0" (3.05m) Double glazed window, radiator.
Bathroom	8'1" (2.46m) x 5'8" (1.73m) White suite of panelled bath with separate shower over, aqua panel splashbacks to bath area, shower screen, pedestal hand basin, low level W.C., radiator, Amtico flooring.
OUTSIDE	Allocated parking space.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Leasehold. Balance of a 125 year lease from 1st December 2012. Current combined ground rent and maintenance charges £174.62 per month. We understand there is a community levy charge of £13.78 per month. 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 B.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.