

Broadsands Drive, Gomer,  
Gosport, Hampshire, PO12 2SB

£110,000



Two Bedroom First Floor Flat

Modern Kitchen

PVCu Double Glazing

No Forward Chain

Cash Purchasers Only

Modern Bathroom

Conveniently Located Close To Stokes Bay  
& Stanley Park

40 Years Remaining On The Lease

**023 9258 5588**

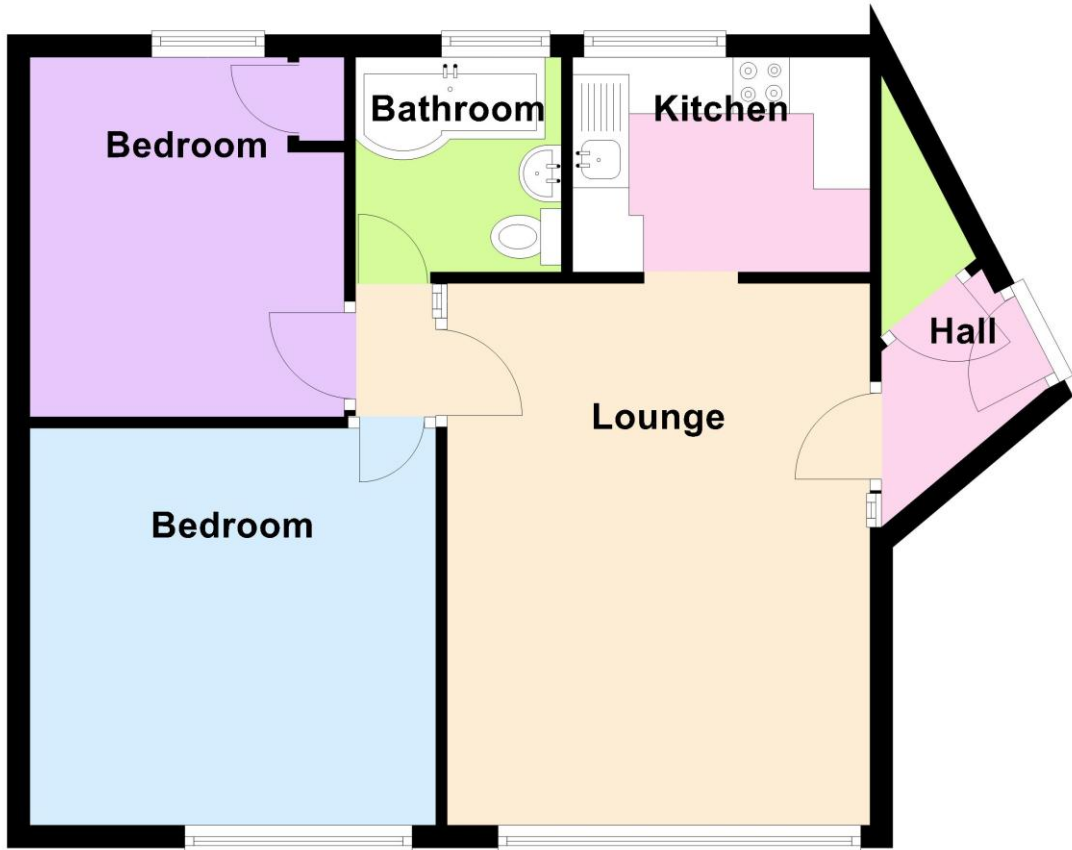
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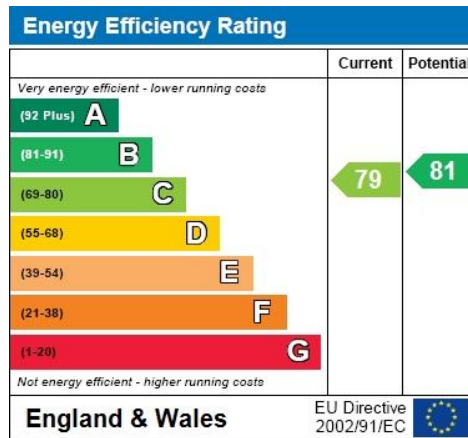
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## First Floor



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

Communal Entrance	With stairs leading to each floor. The flat is located on the first floor.
Entrance Hall	Newly installed fire door, meter and storage cupboard.
Lounge	15'9" (4.8m) x 12'3" (3.73m) PVCu double glazed window.
Kitchen	8'7" (2.62m) x 6'2" (1.88m) Modern kitchen with single drainer stainless steel sink unit, white fronted wall and base units with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy above, space for fridge/freezer, plumbing for washing machine, tiled splashbacks.
Inner Lobby	
Bedroom 1	11'10" (3.61m) x 11'5" (3.48m) With PVCu double glazed window.
Bedroom 2	10'5" (3.18m) x 9'1" (2.77m) PVCu double glazed window, airing cupboard.
Bathroom	Modern white suite of panelled bath with Mira shower over and screen, vanity hand basin and W.C with concealed cistern. Chrome heated towel rail, PVCu double glazed window, tiled walls.
OUTSIDE	Allocated parking space.
Tenure	Leasehold. Balance of a 99 year lease from 25 <sup>th</sup> March 1966. Current ground rent £12 per annum and maintenance charge £1151 for 6 months.  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 electric, water and sewage.
Council Tax	Band A.
Property Information	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>



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.