

£180,000

35 Whitecliffe Court, Gale Moor Avenue
Gomer, Gosport, Hampshire, PO12 2TP

Situated on the top floor, this exceptionally spacious two-bedroom apartment enjoys panoramic views and offers bright, well-proportioned accommodation throughout. The property benefits from a private south westerly facing balcony, providing the perfect space to relax and take in the far-reaching outlook. The generous living accommodation includes a fitted kitchen with ample storage and worktop space, two well-sized bedrooms, and a family bathroom. Large windows enhance the sense of space and natural light, creating a bright and welcoming home. Further benefits include a long lease, residents' parking, and a garage within the block, offering excellent storage and secure parking. Ideally suited to first-time buyers, downsizers, or investors, this superb apartment combines spacious living with practical features in an enviable top-floor position. Please contact the Jeffries & Dibbens Gosport team to arrange your viewing, phone lines open until 8PM.





ENTRANCE HALL

LOUNGE 18' 8" x 14' 4" (5.71m x 4.37m)

KITCHEN 14' 2" x 7' 10" (4.32m x 2.41m)

BEDROOM ONE 14' 2" x 13' 5" (4.32m x 4.09m)

BEDROOM TWO 10' 7" x 9' 6" (3.25m x 2.92m)

BATHROOM

OUTSIDE

COMMUNAL GARDEN AREA

RESIDENTS PARKING

GARAGE

AGENTS NOTES Tenure; Leasehold

Length of lease 140 years

Service charge £1431.17 + £600 for reserve fund per annum

Ground Rent £35 per annum



GROUND FLOOR

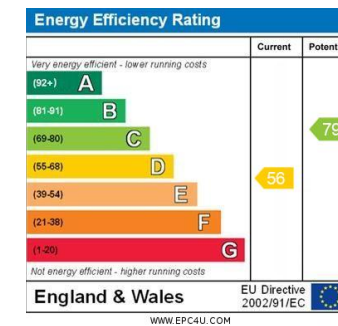


LOCAL AUTHORITY
Gosport Borough Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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