

Flagstaff House, Flagstaff Green,
Royal Clarence Yard, Gosport, Hampshire, PO12 1GG

£229,995



Well Presented Two Bedroom First Floor
Flat With Lift

Spacious Open Plan Lounge / Kitchen Area

Main Bathroom

Electric Heating

Conservation Area Close To Harbour
Waterfront

En-Suite Shower Room To Bedroom One

Permit Parking

Viewing Recommended

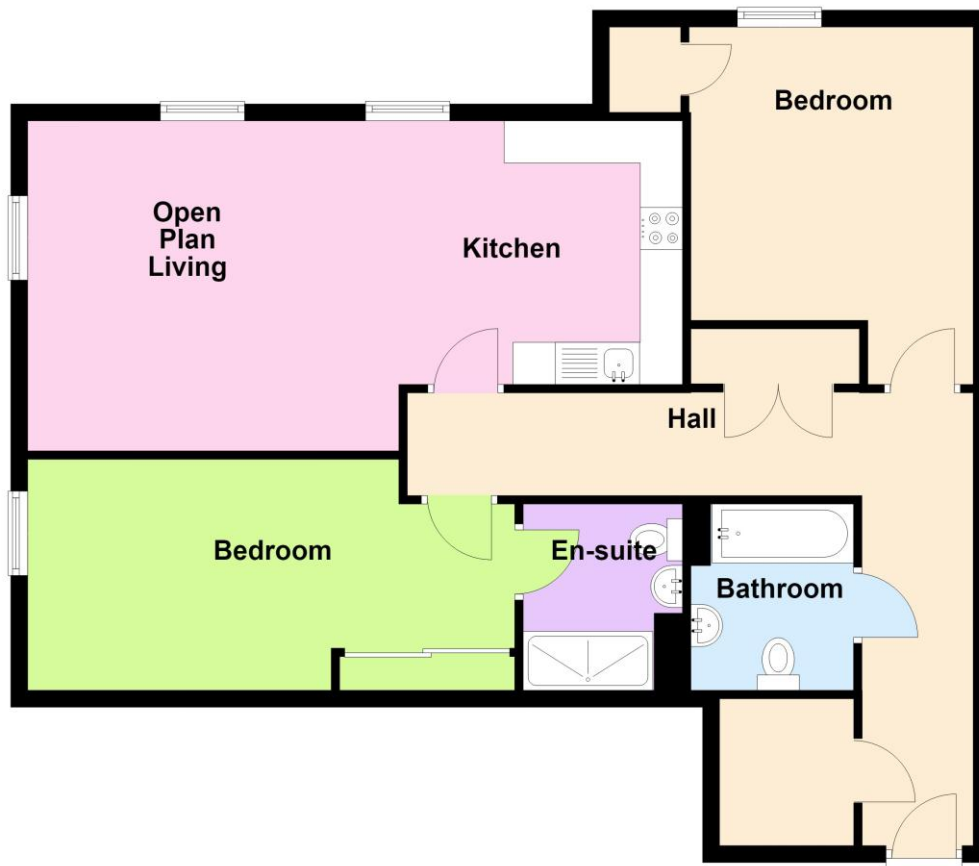
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First Floor

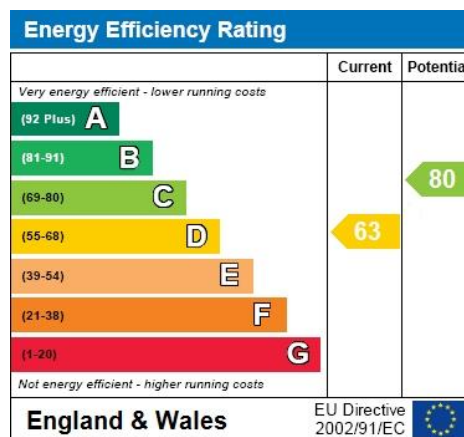


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Communal Entrance Hall	Lift or stairs leading to each floor, the flat is located on the 1st floor.
Entrance Hall	Large storage cupboard, electric panel heater, double airing cupboard incorporating plumbing for washing machine.
Open Plan Living Area	25'4" (7.72m) x 12'10" (3.91m) narrowing to 10'4 (3.15m)
Lounge Area	Twin aspect room with sash windows with double glazed inserts, laminate flooring.
Kitchen Area	Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, integrated fridge/freezer and dishwasher, ceramic tiled floor.
Bedroom 1	18'11" (5.77m) x 11'0" (3.35m) Sash window with double glazed inserts, laminate flooring, electric panel heater, built in triple wardrobe with etched glass mirrored sliding doors.
En-Suite Shower Room	Shower cubicle, hand basin, low level W.C. with concealed cistern, tiled walls and floor, heated towel rail, medicine cabinet, extractor fan.
Bedroom 2	14'0" (4.27m) Into Recess x 11'0" (3.35m) Sash window with double glazed insert, built in cupboard, electric panel heater.
Bathroom	Panelled bath with mixer tap and shower attachment, shower screen, hand basin, low level W.C. with concealed cistern, heated towel rail, tiled walls and floor.
OUTSIDE	
Residents Parking	Parking is provided by the Management Company via a permit system.
Tenure	Leasehold. Balance of a 999 year lease less 10 days from 1st January 2002. Current ground rent £250 per year and maintenance charges £317.22 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.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Council Tax	Band D.

Property Information

For information on broadband speed and mobile phone coverage for this property visit: <https://checker.ofcom.org.uk>
For flood risk information visit: <https://www.gov.uk/check-long-term-flood-risk>



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.