

Watergate, Trinity Green,
Gosport, Hampshire, PO12 1HJ

£195,000



Ground Floor Flat

Direct Access To Its Own Garden

Modern Kitchen

PVCu Double Glazing

One Bedroom

Located On Harbour Waterfront By Haslar
Marina

Modern Shower Room

Gas Central Heating

023 9258 5588

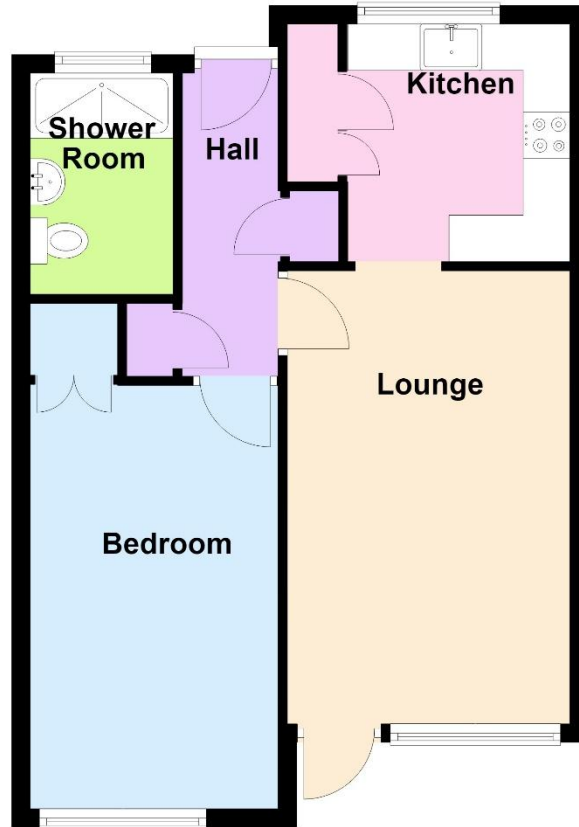
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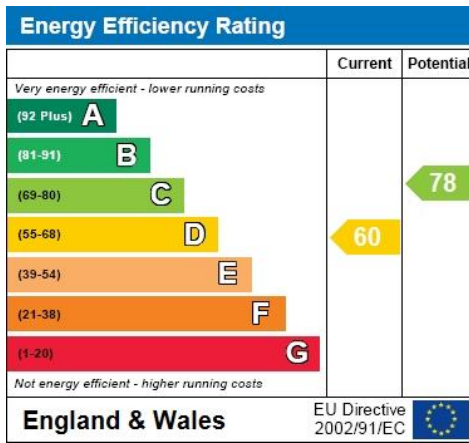
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Ground Floor



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

Entrance Hall	PVCu double glazed front door, radiator, boiler cupboard with Vaillant gas central heating boiler and space and plumbing for washing machine, laminate flooring, storage cupboard.
Lounge	16'3" (4.95m) x 10'0" (3.05m) PVCu double glazed window and door to garden, radiator, timber flooring, coved ceiling.
Kitchen	7'10" (2.39m) x 8'5" (2.57m) Single bowl enamel sink unit, cream fronted wall and base units with worksurface over, built in double oven, electric hob and cooker extractor canopy over, integrated fridge and freezer, PVCu double glazed window, radiator, 2 built in cupboards, ceramic tiled floor.
Bedroom	14'10" (4.52m) x 8'9" (2.67m) PVCu double glazed window, radiator, built in cupboard, coved ceiling, laminate flooring.
Shower Room	Shower cubicle with glass screen, vanity hand basin, low level W.C., chrome heated towel rail, PVCu double glazed window, ceramic tiled floor, tiled splashbacks.
Garden	Paved patio, laid to shingle, timber gate.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Leasehold. Balance of a 125 year lease from 24 th February 1986. Current ground rent £10 per year and maintenance charges approx £90 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 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:
<p style="color: #00a0e3; font-weight: bold; margin-top: 0;">Viewing Notes</p>		

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.