

St Nicholas Avenue, Rowner,  
Gosport, Hampshire, PO13 9RR

£190,000



First Floor Apartment  
Modern Kitchen  
16'0 x 10'10 Lounge  
Gas Central Heating  
In Our Opinion, A Well Presented Flat

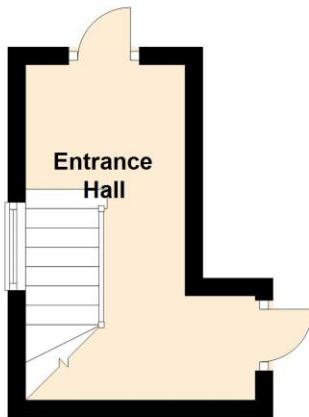
Two Bedrooms  
Bathroom With White Suite & Window  
PVCu Double Glazing  
Own Garden

**023 9258 5588**

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## Ground Floor



## First Floor



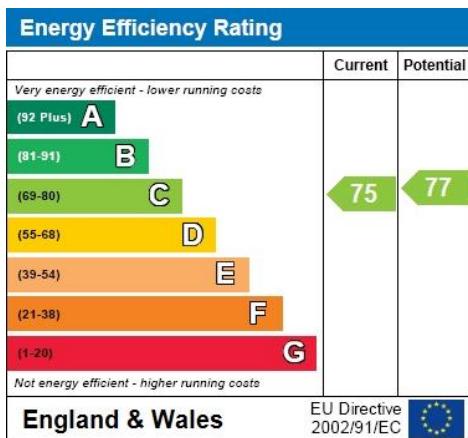
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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Entrance Hall	Front door with glazed panel, 2 PVCu double glazed windows, ceramic tiled floor, wall light, stairs to first floor with spindled balustrade, glazed inner door to:
Hallway	Radiator, laminate flooring, dado rail, coved ceiling, access to loft space with pull down loft ladder, shelved cupboard.
Lounge	16'0" (4.88m) x 10'10" (3.3m) PVCu double glazed window, radiator, laminate flooring, coved ceiling, spotlights.
Kitchen	10'11" (3.33m) x 10'10" (3.3m) 1 1/2 bowl stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring electric hob with extractor canopy over, plumbing for washing machine, space for fridge/freezer, PVCu double glazed window, tiled surrounds, coved ceiling, inset lights.
Bedroom 1	15'6" (4.72m) x 9'1" (2.77m) PVCu double glazed window, radiator, cupboard recess, coved ceiling.
Bedroom 2	10'6" (3.2m) x 10'2" (3.1m) PVCu double glazed window, radiator, built in double cupboard, coved ceiling.
Bathroom	White suite of panelled bath with Triton shower over, pedestal hand basin, low level W.C., PVCu double glazed window, heated towel rail, wall tiling, coved ceiling, ceramic tiled floor.
OUTSIDE	
Front Garden	Lawned with shared side gate giving access to 2 storage cupboards, 1 of which houses the wall mounted gas central heating boiler, outside water tap.
Rear Garden	With lawn, flower border, patio and fence boundary.
Agents Note	Please note that the neighbour has access over the path to a timber gate that goes into their garden.
Tenure	Leasehold. Balance of a 125 year lease from 24th June 2001. Current ground rent peppercorn (£0) and maintenance charge £112.44 pcm which includes building insurance.
	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 gas, electric, water and sewage.
Council Tax	Band A.

## 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.