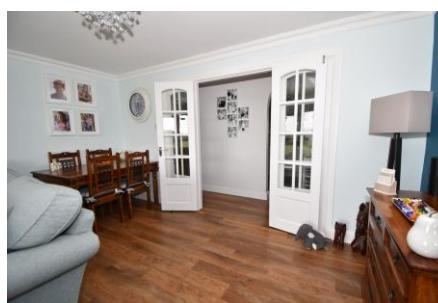


**Milford Court, Gale Moor Avenue, £215,000
Gomer, Gosport, Hampshire, PO12 2TN**



Three Bedroom Apartment

Extended Lease

Electric Heating

Share Of Double Length Double Garage

In Our Opinion, A Well Presented Property

**Spacious Lounge With Balcony
Overlooking Playing Field**

Modern Kitchen & Shower Room

PVCu Double Glazing

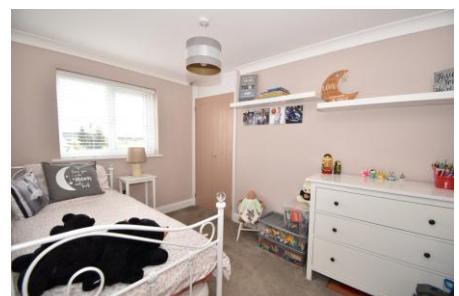
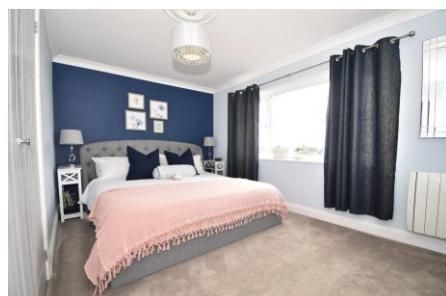
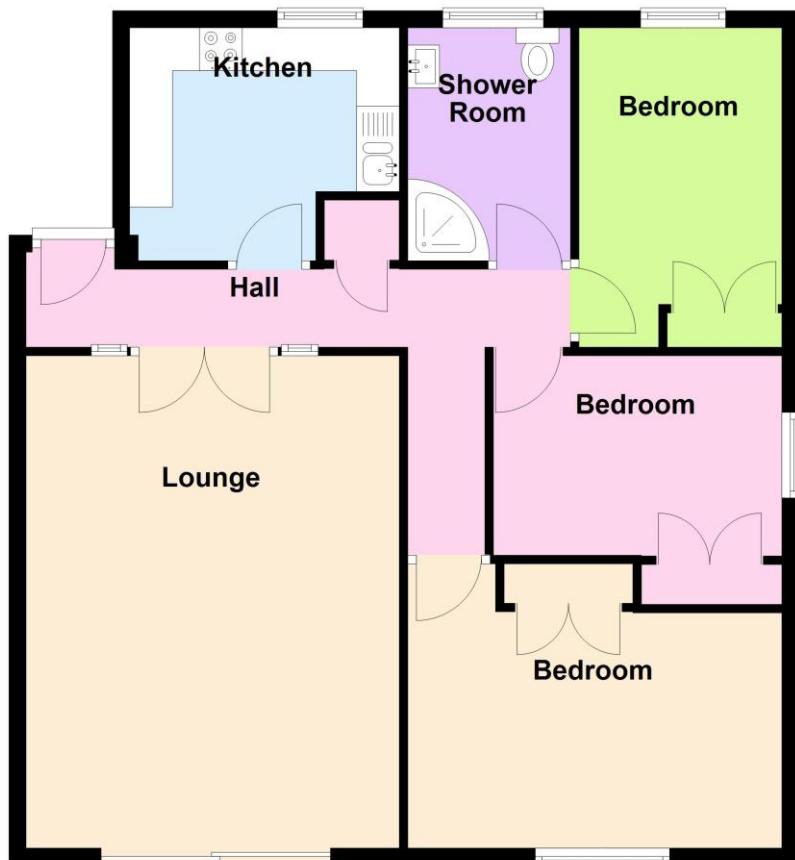
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Second Floor



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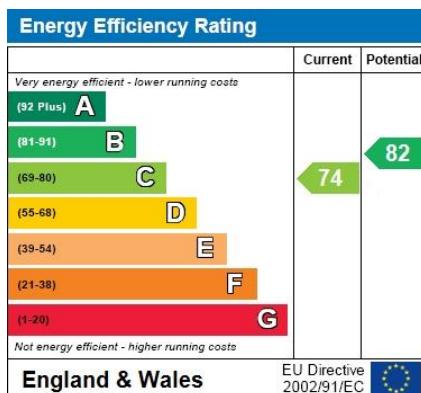
Communal Entrance	With new video intercom, stairs to each floor. The flat is located on the 2nd floor.
Entrance Hall	Recently fitted modern fire door, Karndean flooring, coved ceiling, airing cupboard, Georgian style glazed French doors to:
Lounge	19'0" (5.79m) x 14'3" (4.34m) PVCu double glazed sliding patio door and picture windows giving access to balcony with iron balustrade and open viewings, electric panel heater, coved ceiling, ceiling roses. 2/3 carpeted, Karndean flooring to dining area.
Kitchen	10'4" (3.15m) x 8'10" (2.69m) Modern range of fitted kitchen units with 1½ bowl butler sink, wall and base cupboards with timber worksurface over, built in Neff oven and Neff microwave, space for fridge/freezer, plumbing for washing machine, integrated dishwasher, PVCu double glazed window, tiled splashbacks, wall mounted electric hob with cooker extractor canopy over, coved ceiling, Karndean flooring.
Bedroom 1	14'4" (4.37m) x 9'0" (2.74m) PVCu double glazed window, electric panel heater, built in double wardrobe, coved ceiling, ceiling rose.
Bedroom 2	11'1" (3.38m) x 7'7" (2.31m) PVCu double glazed window, electric panel heater, built in wardrobe, coved ceiling.
Bedroom 3	12'2" (3.71m) x 7'9" (2.36m) PVCu double glazed window, built in double wardrobe, Karndean flooring, coved ceiling.
Shower Room	8'10" (2.69m) x 6'2" (1.88m) Shower cubicle, vanity hand basin, W.C. with concealed cistern, 1/2 tiled walls, fully tiled to shower area, PVCu double glazed window, heated towel rail, ceramic tiled floor, coved ceiling.
Outside	Residents casual parking
Garage	Use of 1 side of shared double length, double garage which has an internal door leading to ground floor stairwell.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Tenure	Leasehold. Balance of a 189 year lease from 25th March 1976. Current ground rent £40 per annum and maintenance charge £1666.73 per annum with an additional £720 reserve fund.
	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

Property Information

Band B.

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.