

Henville Close, Rowner,  
Gosport, Hampshire, PO13 9SE

£175,000



Ground Floor Apartment  
Direct Access To Own Garden  
Bathroom With Window  
Gas Central Heating  
No Forward Chain

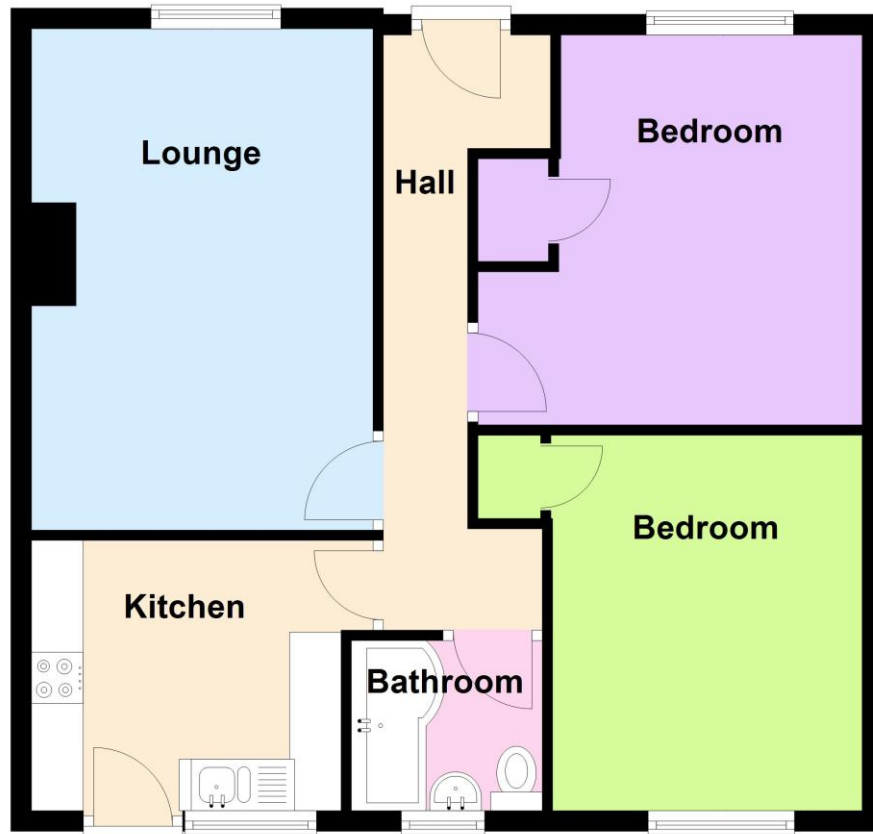
Two Bedrooms  
Spacious Lounge  
PVCu Double Glazing  
Repair & Decoration Required

**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE  
Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

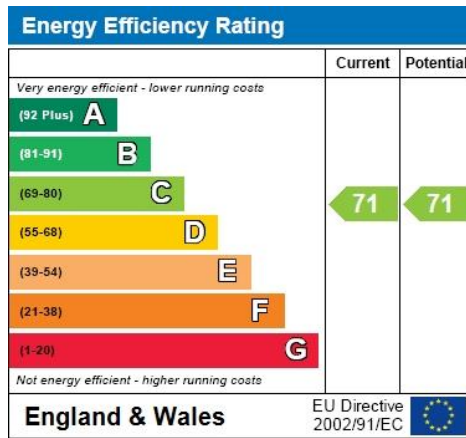
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## Ground Floor



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

Entrance Hall	Radiator, timber flooring.
Lounge	15'11" (4.85m) x 10'10" (3.3m) PVCu double glazed window, radiator, fitted shelving, fitted cupboards with glass display cabinet.
Kitchen	9'10" (3m) x 8'6" (2.59m) 1 1/2 bowl stainless steel sink unit, wall and base cupboards with worksurface over, plumbing for washing machine, cupboard with space for fridge/freezer, PVCu double glazed window, radiator, tiled splashbacks, cooker extractor canopy.
Bedroom 1	12'4" (3.76m) x 9'7" (2.92m) Plus Recess PVCu double glazed window, radiator, built in cupboard.
Bedroom 2	11'11" (3.63m) x 9'10" (3m) PVCu double glazed window, radiator, built in cupboard.
Bathroom	Panelled bath with mixer tap and shower screen, pedestal hand basin, low level W.C., PVCu double glazed window, tiled splashbacks, chrome heated towel rail.
OUTSIDE	
Front Garden	With side pedestrian access to:
Rear Garden	Timber gate, 2 store cupboards, additional cupboard with gas central heating boiler, laid to gravel with plants and shrubs.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Leasehold. Balance of a 125 year lease from 1st January 2012. Current ground rent peppercorn (£0) and maintenance charges £1400 per annum.  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 A.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a> For flood risk information visit: <a href="https://www.gov.uk/check-long-term-flood-risk">https://www.gov.uk/check-long-term-flood-risk</a>



Full Energy Performance Certificate  
available upon request

Appointment		
Date:	Time:	Person Meeting:
<a href="#">Viewing Notes</a>		

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.