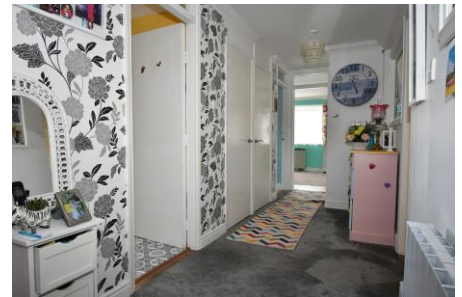


Whitecliffe Court, Gale Moor Avenue,
Gomer, Gosport, Hampshire, PO12 2TP

£190,000



Spacious & Well Maintained Flat
20'10 x 14'3 Lounge With Balcony
Modern Shower Room
Electric Heating
Located Near To Stanley Park & Stokes Bay

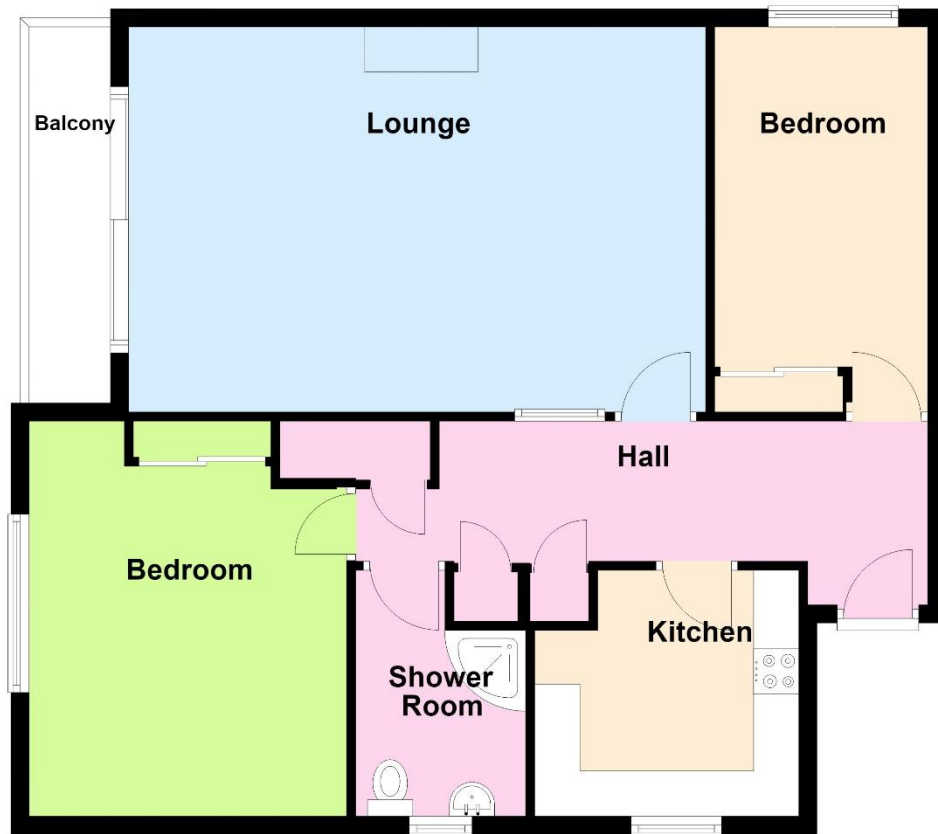
Two Bedrooms
Separate Kitchen With Window
PVCu Double Glazing
Single Garage
Located On 1st Floor With Extended Lease

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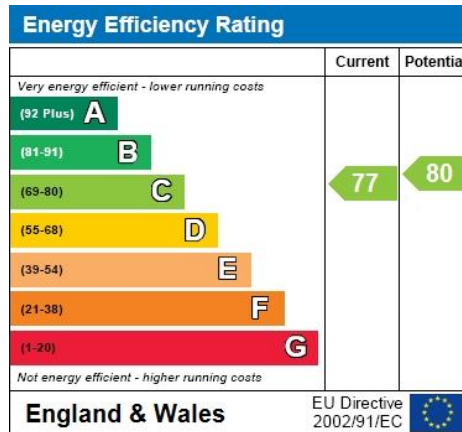
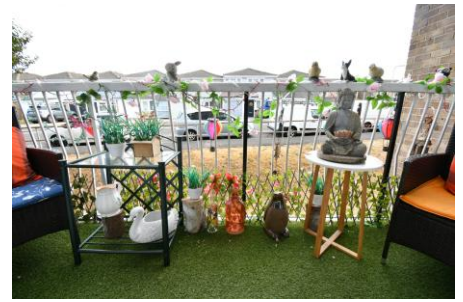
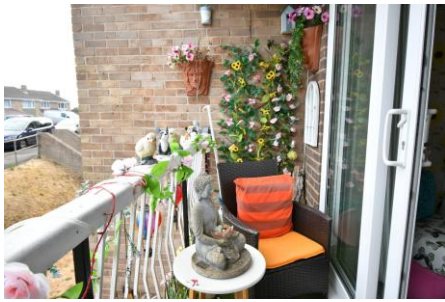
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First Floor



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Communal Entrance Hall	Stairs leading to each floor, the flat is located on the first floor.
Entrance Hall	Electric panel heater, storage cupboard, airing cupboard, large storage cupboard, coved ceiling.
Lounge	20'10" (6.35m) x 14'3" (4.34m) Electric panel heater, coved ceiling, sliding patio doors giving access to balcony with picture windows to side.
Kitchen	9'6" (2.9m) x 8'10" (2.69m) Stainless steel 1½ bowl stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring electric hob, cooker extractor canopy, space for fridge/freezer, plumbing for washing machine, tiled splashbacks, PVCu double glazed window, extractor fan.
Bedroom 1	14'4" (4.37m) x 11'6" (3.51m) Max PVCu double glazed window, storage heater, built in wardrobe with mirror fronted sliding doors, coved ceiling.
Bedroom 2	13'11" (4.24m) Max x 7'11" (2.41m) PVCu double glazed window, electric panel heater, built in wardrobe fronted sliding doors, coved ceiling.
Shower Room	Shower cubicle, vanity hand basin, low level W.C. with concealed cistern, PVCu double glazed window, tiled splashbacks, heated towel rail.
OUTSIDE	Single garage, residents casual parking.
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 £0 and and maintenance charges £2104.70 per year which included an annual 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	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:
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.