

Leventhorpe Court, Elmhurst Road,
Gosport, Hampshire, PO12 1NX

£129,995



Ground Floor Apartment

Separate Kitchen

PVCu Double Glazing & Electric Heating

External Ramp To Front Door

Extended Lease

One Bedroom

Wet Room

Garage

Conveniently Located For Stoke Road & Its
Facilities

No Forward Chain

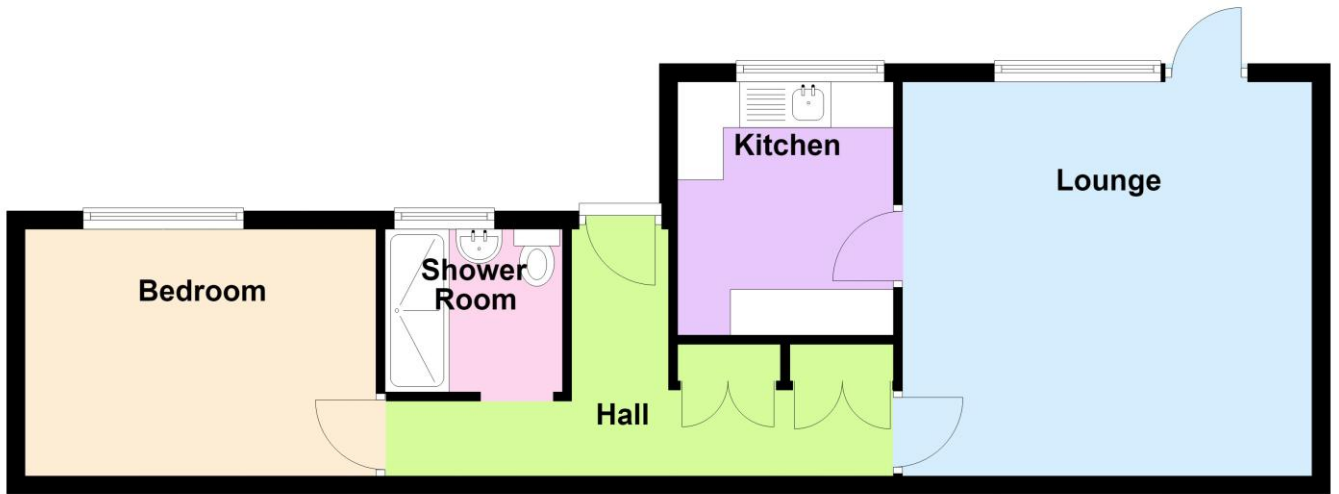
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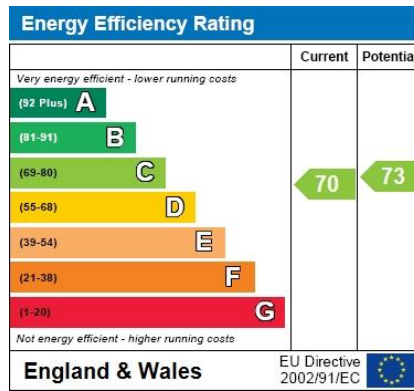
Ground Floor



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

Entrance Hall	PVCu double glazed front door, storage heater, door entry phone, coved ceiling, storage cupboard, airing cupboard with Hyco water heater and shelving, meter cupboard
Lounge	17'4" (5.28m) x 17'4" (5.28m) PVCu double glazed window and door, coved ceiling, storage heater.
Kitchen	9'1" (2.77m) x 7'9" (2.36m) PVCu double glazed window, wall and base cupboards with worksurface over, stainless steel sink unit, worktop which has been lowered for wheelchair user, plumbing for washing machine, space for fridge/freezer, tiled walls.
Bedroom	12'6" (3.81m) x 8'10" (2.69m) PVCu double glazed window, storage heater, coved ceiling.
Wet Room	6'4" (1.93m) x 5'9" (1.75m) Mira shower, pedestal hand basin, W.C., PVCu double glazed window, extractor fan, wall mounted fan heater, coved ceiling, tiled splashbacks,
OUTSIDE	Residents casual parking, communal landscaped garden, swimming pool.
Garage	Located in block.
Tenure	Leasehold. Balance of a 999 year lease from 25th March 2023, no ground rent, current maintenance charge of £2893.83 which includes £845.06 for Section 20 repairs work required. Leventhorpe Court have purchased the freehold to the development and each hold a share in a company that owns the freehold. 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.