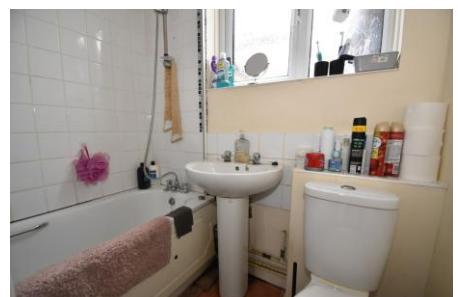


Braemar Road, Bridgemary,  
Gosport, Hampshire, PO13 0YB

£145,000



Ground Floor Flat  
Lounge  
Separate Kitchen With Window  
PVCu Double Glazing

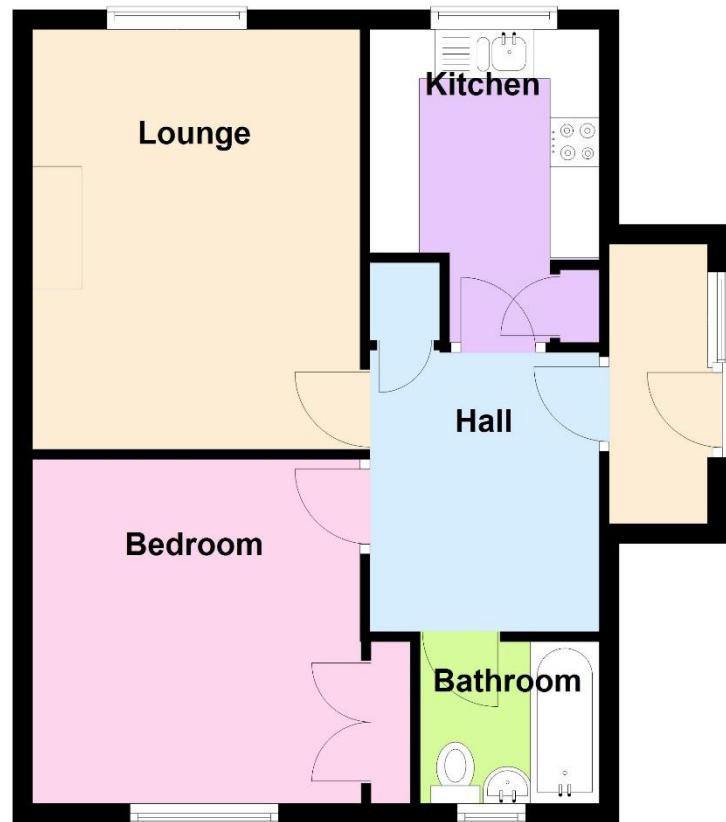
Own Garden  
Spacious Hallway  
Gas Central Heating  
Cul-De-Sac Location

**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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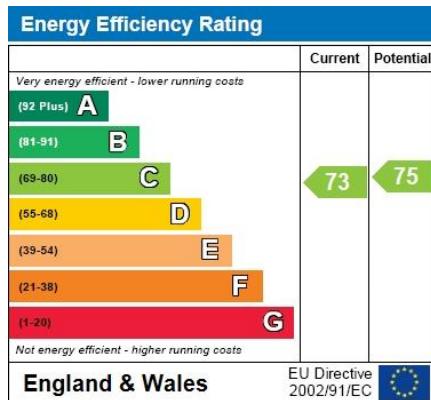
## Ground Floor



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

Entrance Porch	
Entrance Hall	PVCu double glazed front door, storage cupboard with Ideal gas central heating boiler.
Lounge	14'0" (4.27m) x 11'0" (3.35m) PVCu double glazed window, radiator, laminate flooring.
Kitchen	8'9" (2.67m) x 7'5" (2.26m) 1 1/2 bowl stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring gas hob with cooker extractor canopy over, space for fridge/freezer, plumbing for washing machine, tiled splashbacks.
Bedroom	11'6" (3.51m) x 11'5" (3.48m) PVCu double glazed window, radiator, built in double cupboard.
Bathroom	5'11" (1.8m) x 5'6" (1.68m) Panelled bath with mixer tap and shower attachment, pedestal hand basin, low level W.C., PVCu double glazed window, chrome heated towel rail, tiled splashbacks.
<b>OUTSIDE</b>	
Rear Garden	Laid to shingle, covered canopy area to rear.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Leasehold. Balance of a 125 year lease from 16th February 1987. Current ground rent and maintenance charges awaited from the owner.
	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: \_\_\_\_\_

### 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.