



**Ark Royal House Blanchard Avenue, Gosport PO13 8NR**

fox & sons

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## **Ark Royal House Blanchard Avenue, Gosport**

**\*\* 8th Floor \*\* Balcony with Expansive Views over Gosport and Surrounds \*\* Ideal First Time Buy \*\* Lift and Communal Entrance \*\* Allocated Parking \*\***

### **Entrance Hall**

Door to access, secure entry system, storage cupboard housing heat recovery unit, radiator.

### **Lounge/Diner/Kitchen**

21' 8" x 10' 6" ( 6.60m x 3.20m )

Lounge/diner:

UPVC patio doors to balcony with far reaching views over Gosport and the Isle of Wight, two radiators, tv point, space for dining table and chairs, cupboard housing gas boiler.

Kitchen:

Matching wall and base units, integrated oven, hob, cooker-hood, integrated dishwasher, washing machine and fridge/freezer, stainless steel sink and drainer unit, tiled splashbacks.



### **Bedroom 1**

15' 11" max x 9' 3" max ( 4.85m max x 2.82m max )

UPVC double glazed window to rear elevation, radiator.



### **Bedroom 2**

11' 4" x 8' 3" ( 3.45m x 2.51m )

UPVC double glazed window to rear elevation, radiator.

### **Bathroom**

Bath with shower over, wash hand basin, wc, extractor fan, radiator, tiled surrounds.

### **Outside**

There is an allocated parking space for one vehicle.



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## Ark Royal House Blanchard Avenue, Gosport

- Two Bedrooms
- Gas Central Heating
- Balcony
- Fitted Kitchen
- Open Plan Living

Tenure: Leasehold EPC Rating: B

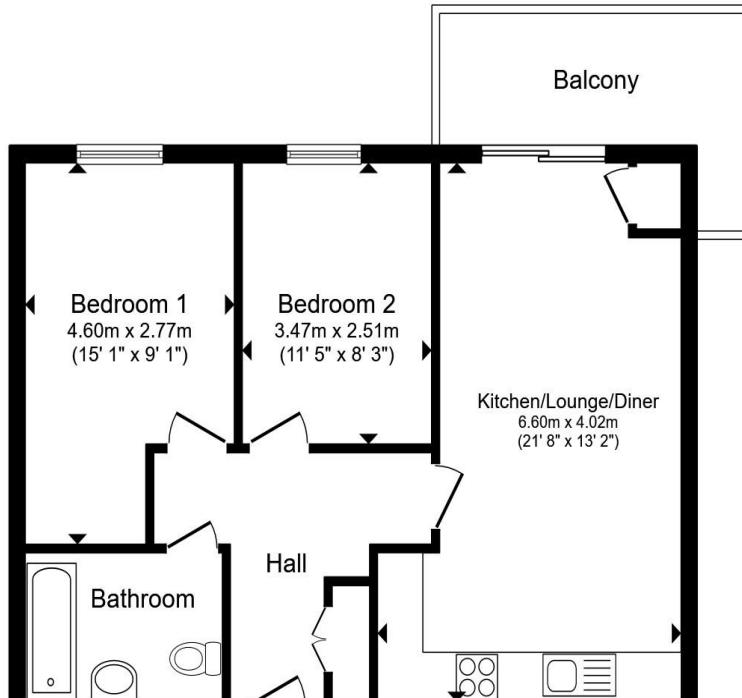
Council Tax Band: B Service Charge: 1956.00

Ground Rent: 150.00

This is a Leasehold property with details as follows: Term of Lease 125 years from 01 Dec 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£160,000**



**Floor Plan**

Total floor area 56.4 m<sup>2</sup> (607 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
GOS113339 - 0002

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