

The Garden Keep, Stoke Gardens,
Gosport, Hampshire, PO12 1SA

£195,000



Second Floor Apartment

Two Bedrooms

Modern Fitted Kitchen & Fitted Bathroom

Conveniently Located To Stoke Road & Its
Facilities

Well Presented & Spacious
Accommodation

Triple Aspect Lounge With Patio Doors To
Balcony

Garage

Viewing Recommended

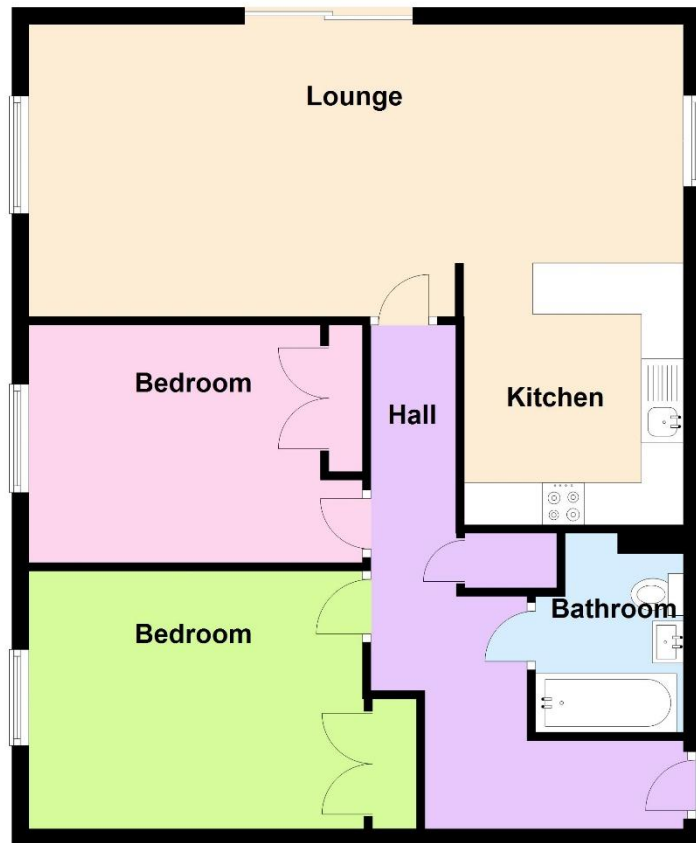
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Second Floor

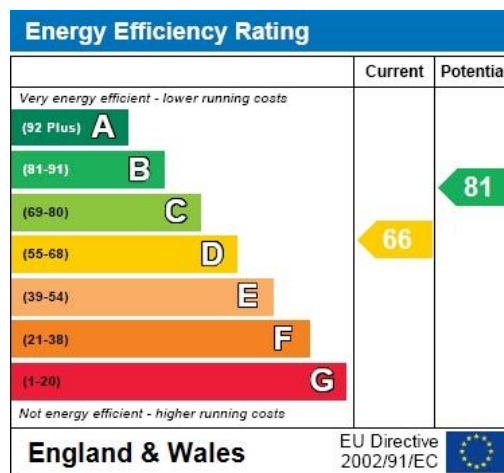


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Communal Entrance	With door entry system. The flat is located on the 2nd floor.
Entrance Hall	Meter cupboard, door entry phone, smart electric ceramic radiator and airing cupboard housing programmable unvented water heater.
Lounge / Dining Area	25'6" (7.77m) x 11'5" (3.48m) Triple aspect room with 2 PVCu tilt and turn double glazed windows and patio door to balcony with balustrade, 2 smart electric ceramic radiators.
Kitchen Area	10'2" (3.1m) x 8'5" (2.57m) Single drainer stainless steel sink unit, white fronted wall and base units with work surface over, built in oven with 4 ring ceramic hob with cooker extractor canopy above, plumbing for washing machine, space for fridge/freezer, tiled splashbacks and Karndean flooring.
Bedroom 1	13'0" (3.96m) x 10'0" (3.05m) PVCu tilt and turn double glazed window, smart electric ceramic radiator, built in double wardrobe.
Bedroom 2	13'1" (3.99m) x 9'3" (2.82m) PVCu tilt and turn double glazed window, smart electric ceramic radiator, built in double wardrobe.
Bathroom	6'7" (2.01m) x 5'9" (1.75m) Max A modern white suite of panelled bath with mixer tap and separate dual shower over, shower screen, vanity hand basin and low level W.C with concealed cistern, aqua panel splashbacks to shower area, wall tiling to remaining, ceramic tiled floor, electric chrome heated towel rail, extractor fan, shelving and cupboard.
Outside	Communal bike store, residents parking on a first come first served basis.
Garage	With up and over door.
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 December 1974. The vendor advises they own a share of Garden Keep Freehold Ltd, which owns the freehold of the development and will be passed on to the purchaser. Current ground rent peppercorn (£0) and maintenance charge £1140 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 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.