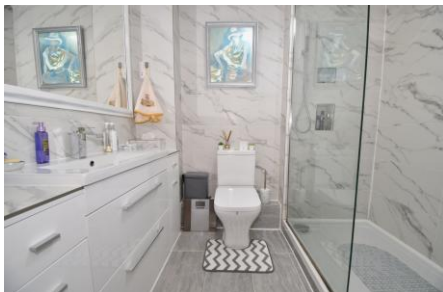


Kensington Court, Heritage Way,
Priddy`s Hard, Gosport, Hampshire, PO12 4GU

£189,950



Investors Only, Currently Let @ £1150 pcm

Lounge With Balcony

PVCu Double Glazing

Allocated Parking Space

In Our Opinion, A Well Presented
Apartment

Two Bedrooms

Refurbished Kitchen & Shower Rooms

Electric Heating

First Floor Position

023 9258 5588

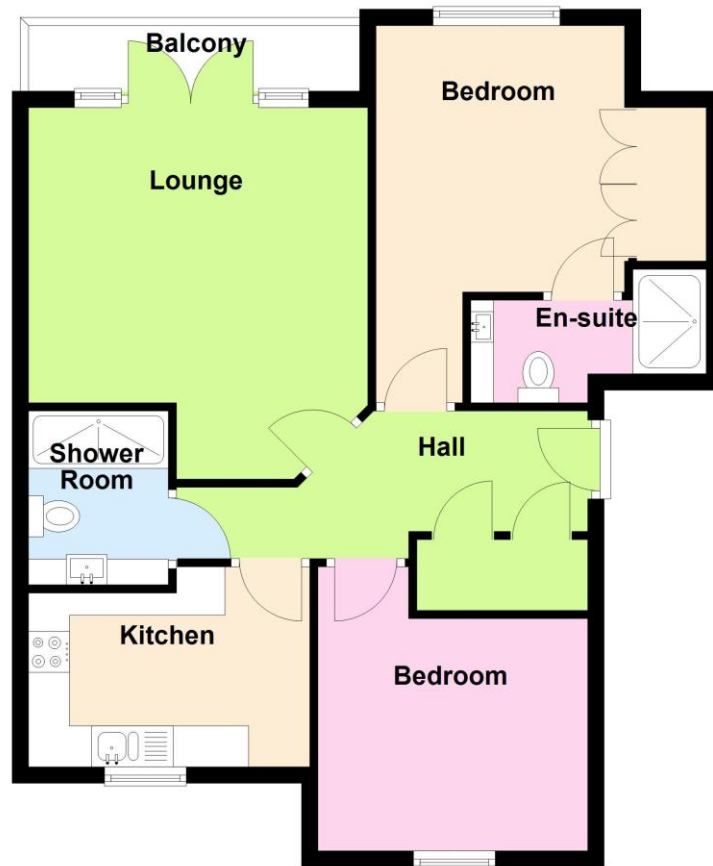
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First Floor

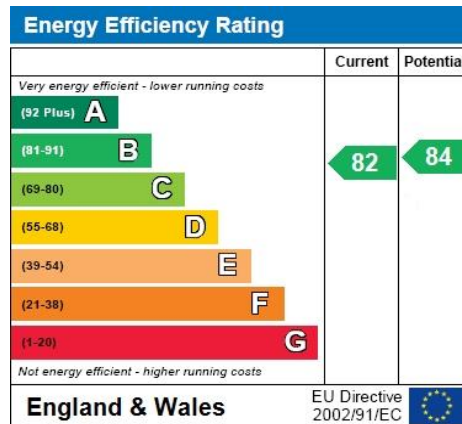


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WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Communal Entrance	At both front and back of building with staircase leading to each floor. The flat is located on the 1st floor.
Entrance Hall	Electric panel heater, laminate flooring, airing cupboard, storage cupboard.
Lounge	14'2" (4.32m) Max x 13'7" (4.14m) PVCu double glazed French doors giving access to balcony with tiling and iron balustrade, electric panel heater.
Kitchen	11'3" (3.43m) x 6'11" (2.11m) widening to 8'0" (2.44m) into recess, 1 1/2 bowl ceramic sink unit, white fronted wall and base units with worksurface over, built in oven and 4 ring halogen hob with cooker extractor canopy over, plumbing for washing machine and dishwasher, recess for fridge/freezer, PVCu double glazed window, tiled splashbacks, ceramic tiled floor.
Bedroom 1	10'0" (3.05m) x 10'7" (3.23m) widening to 15'0" (4.57m)) into recess, PVCu double glazed window, built in cupboard, electric panel heater.
En-Suite Shower Room	Shower cubicle with hand held shower and rain shower, vanity hand basin, low level WC., tiled walls, heated towel rail, extractor fan, ceramic tiled floor.
Bedroom 2	10'10" (3.3m) x 10'3" (3.12m) widening to 11'4" (3.45m) into recess, PVCu double glazed window.
Shower Room	Shower cubicle with hand shower and rainfall shower, vanity hand basin with drawers and cupboards, low level W.C., ceramic tiled walls and floor, shaver point, extractor fan, under flooring heating.
Outside	Allocated parking space
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 999 year lease from 1st June 2000. Current ground rent £250.00 per year and maintenance charges £1725.00 per year. 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.
Tenure	Leasehold
Council Tax	Band D.

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.