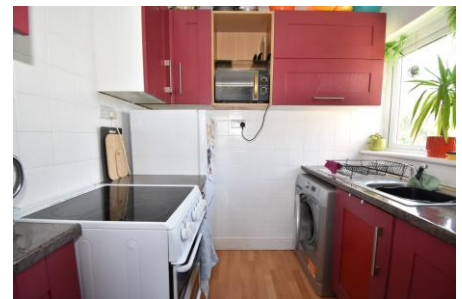


Beaumont Court, Elson Road,
Elson, Gosport, Hampshire, PO12 4AH

£118,500



First Floor Flat

Separate Kitchen With Window

Bathroom With Windows On Twin Aspect

Gas Central Heating

Ideal First Time Purchase Or Buy To Let
Opportunity

One Bedrooms

Spacious Lounge

PVCu Double Glazing

Garage

No Forward Chain

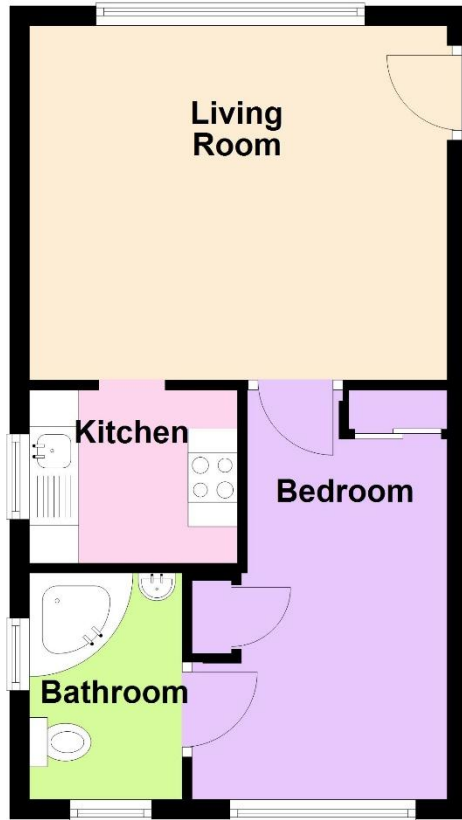
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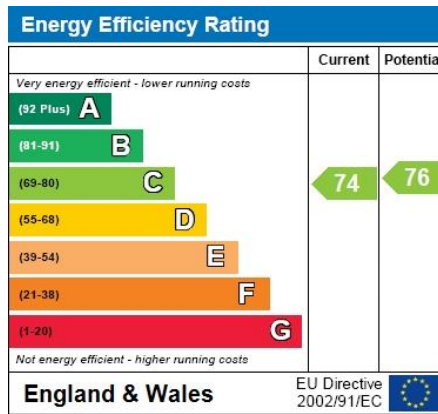
Ground Floor



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

Communal Entrance	With door entry call facility, stairs leading to each floor. The flat is located on the 1st floor.
Lounge	13'11" (4.24m) x 11'10" (3.61m) Approx PVCu double glazed window, double radiator, coved ceiling.
Kitchen	6'11" (2.11m) x 5'9" (1.75m) Single drainer stainless steel sink unit, wall and base units with worksurface over, electric cooker point, plumbing for washing machine, space for fridge/freezer, PVCu double glazed window, tiled splashbacks, wall mounted gas central heating boiler.
Bedroom	13'10" (4.22m) x 11'5" (3.48m) narrowing to 9'6" (2.9m), PVCu double glazed window, fitted wardrobe, built in cupboard, radiator.
Bathroom	7'6" (2.29m) x 5'1" (1.55m) Panelled bath, low level W.C., pedestal hand basin, 2 PVCu double glazed windows on twin aspect, tiled walls, double radiator.
OUTSIDE	Garage located in block nearby, communal garden.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Leasehold. Balance of a 999 year lease from 24th June 1969. Current ground rent £0 and maintenance charges £1748.72 per annum. We understand the freehold is owned by Beaumont Court Ltd and the owners of the flats each have a share of this company. 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: 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.