

Sanderling Lodge, Mumby Road,  
Gosport, Hampshire, PO12 1EN

£385,000



Penthouse Apartment  
Generous Size Sun Terrace  
Two Refitted Shower Rooms  
Allocated Parking Space  
No Forward Chain

Panoramic Views Of Portsmouth Harbour  
Refitted Kitchen  
Spacious Living Area  
Residents Lift

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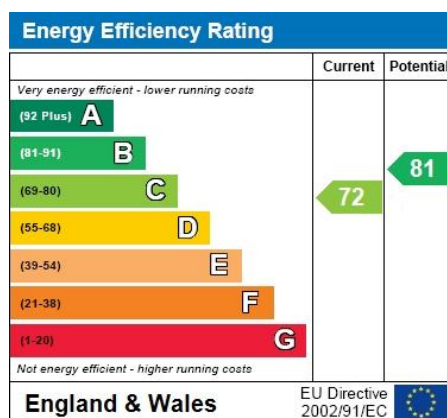
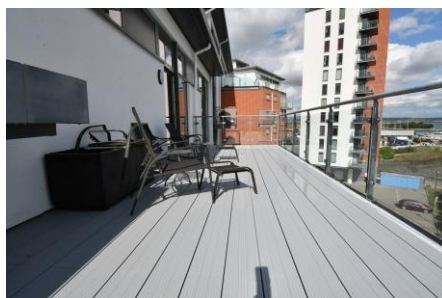


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**AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

|                       |                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Entrance Hall         | Storage and meter cupboard, airing cupboard, laminate flooring, electric panel heater, door entry phone, double doors to:                                                                                                                                                                                                                                                 |
| Open Plan Living Area | 41'0" (12.5m) x 11'4" (3.45m) PVCu double glazed picture window and patio door giving access to a generously size sun terraced, 2 further double glazed windows, 2 electric panel heaters, laminate flooring.                                                                                                                                                             |
| Kitchen Area          | 11'0" (3.35m) x 9'0" (2.74m) Stone worktop incorporating drainer and 1 1/2 bowl stainless steel sink, excellent range of fitted wall and base units, 2 built in NEF ovens, 5 ring NEF induction hob with cooker extractor canopy over, wine cooler, integrated dishwasher, integrated fridge/freezer, laminate flooring.                                                  |
| Bedroom 1             | 11'9" (3.58m) x 11'7" (3.53m) Built in triple wardrobe, PVCu double glazed window, electric panel heater.                                                                                                                                                                                                                                                                 |
| Dressing Room         | 7'10" (2.39m) x 5'0" (1.52m)                                                                                                                                                                                                                                                                                                                                              |
| En-Suite Shower Room  | With `Jack & Jill` door to main hallway, double size shower cubicle with glass screen, vanity hand basin, low level W.C., chrome heated towel rail, aqua panel splashbacks, extractor fan, heated and illuminated mirror.                                                                                                                                                 |
| Bedroom 2             | 11'0" (3.35m) x 10'6" (3.2m) PVCu double glazed window, built in double cupboard, electric panel heater.                                                                                                                                                                                                                                                                  |
| Shower Room           | Shower cubicle, vanity hand basin, W.C. with concealed cistern, cupboard with washing machine with worktop over, chrome heated towel rail, aqua panel splashbacks, extractor fan.                                                                                                                                                                                         |
| OUTSIDE               | Large sun terraced with glass balustrade, 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 125 year lease from 1st April 2005. Current ground rent £0 and maintenance charges £4339.21 per annum which includes includes maintenance, estate charge and car park service charge.                                                                                                                                                             |
|                       | 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 E.                                                                                                                                                                                                                                                                                                                                                                   |

## 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

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.