DIMON Estate Agents

Leventhorpe Court, Elmhurst Road, Gosport, Hampshire, PO12 1NX

£194,000







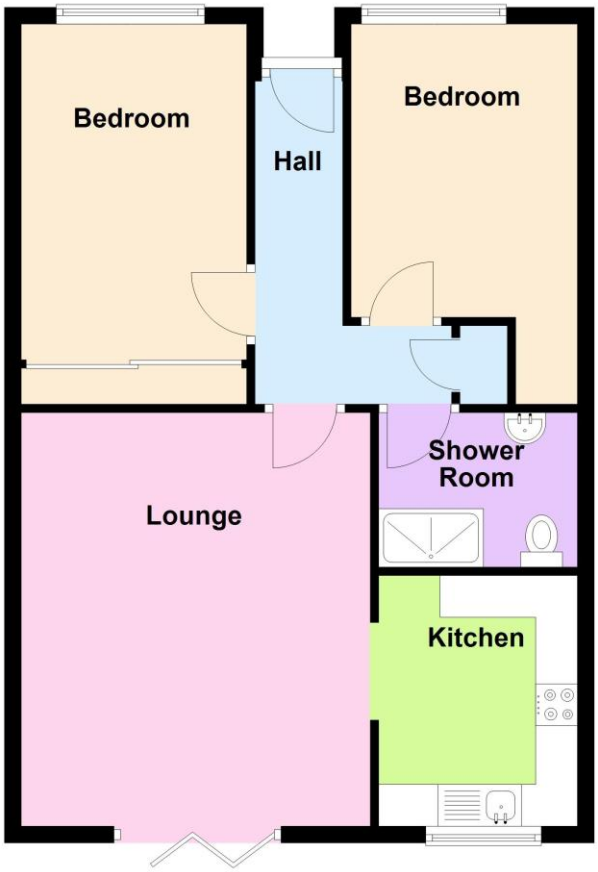

- Two Bedroom 3rd Floor Apartment
- Good Size Lounge With Balcony
- Newly Fitted Kitchen
- Modern Shower Room
- PVCu Double Glazing WithTriple Glazed To Bedroom Windows
- Electric Storage Heaters
- Lift To All Floors
- Centrally Located For Shops & Bus Services
- Communal Swimming Pool & Communal Garden Area
- Newly Decorated & Carpeted

023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

Email: office@dimon-estate-agents.co.uk

Third Floor





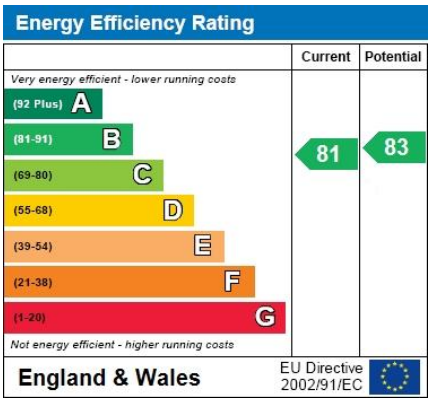




SELLING YOUR OWN PROPERTY IN GOSPORT?
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT

Communal Entrance	Lift or stairs to each floor. The flat is located on the 3rd floor.
Entrance Hall	Composite front door with triple glazed panels, airing cupboard with shelving, coved ceiling.
Lounge	16'3" (4.95m) x 13'8" (4.17m) Double glazed bi-fold doors to balcony, storage heater, coved ceiling, 2 wall uplighters.
Kitchen	9'10" (3m) x 7'10" (2.39m) Comprising single drainer stainless steel sink unit, white fronted wall and base units with worksurface over, built in oven and 4 ring induction hob, plumbing for washing machine and dishwasher, space for fridge/freezer, coved ceiling, PVCu double glaze window, tiled splashbacks.
Bedroom 1	14'11" (4.55m) x 8'11" (2.72m) PVCu triple glazed window, storage heater, coved ceiling, wall to wall fitted wardrobes with sliding doors with shelves and rails.
Bedroom 2	11'6" (3.51m) x 8'10" (2.69m) PVCu triple glazed window, storage heater, coved ceiling, cupboard recess with rails.
Shower Room	Double size shower cubicle with Triton shower, vanity hand basin with cupboard under, low level W.C., tiled walls, extractor fan, illuminated vanity mirror, wall heater.
Communal Facilities	Communal garden, swimming pool and casual parking.
Tenure	Leasehold. Balance of a 999 year lease from 2023. No ground rent, current maintenance approx £290.00 per month. Leventhorpe Court have purchased the freehold to the development and each hold a share in a company that owns the freehold. 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.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this 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.