

£135,000
21 Woolston Court,
Broadsands Drive, Gosport, PO12 2TL

A well-presented second-floor apartment with residents' parking, ideally located within easy reach of the seafront and within the Bay House catchment area. The property features two double bedrooms, well-proportioned living accommodation, and benefits from a lengthy lease.

For more information or to arrange a viewing, please contact the Gosport team — phone lines are open until 8PM.





Entrance Hall

Lounge/diner 14' 4" max x 10' 8" max (4.37m max x 3.25m max)

Kitchen 8' 2" x 6' 4" (2.49m x 1.93m)

Bedroom One 11' 2" max x 10' 11" max (3.40m max x 3.33m max)

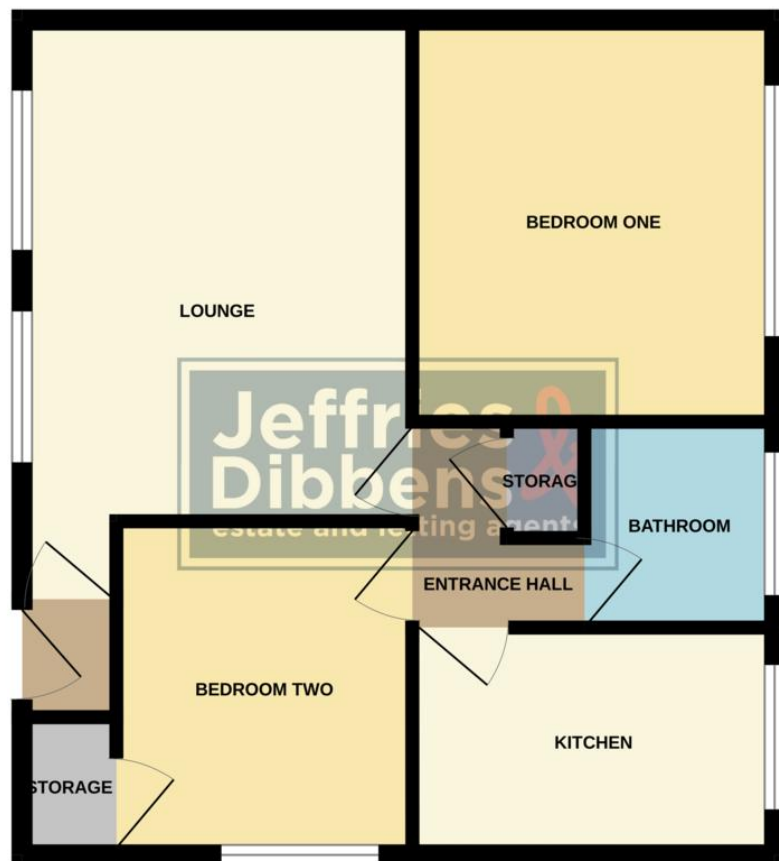
Bedroom Two 10' 1" max x 9' max (3.07m max x 2.74m max)

Bathroom

AGENTS NOTE – Leasehold – Charges apply – enquire with the office



GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.

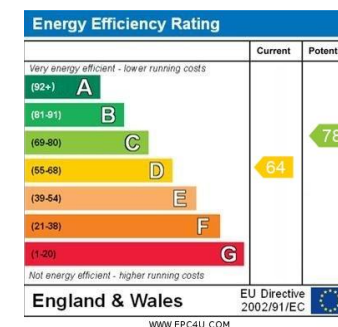


LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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