



**Avenue Road, Gosport, PO12 1JY**

**welcome to**

## **Avenue Road, Gosport**

A well-presented two-bedroom flat with an open-plan lounge/kitchen, en-suite to the main bedroom, and a balcony with rooftop views. Ideally located close to Stoke Road shops and amenities, with gas central heating and double glazing—perfect for first-time buyers or investors.

### **Entrance Porch**

### **Entrance Hall**

### **Kitchen/Lounge/Diner**

22' 3" max x 11' 4" max ( 6.78m max x 3.45m max )

### **Balcony**

### **Bedroom One**

17' 5" max x 11' 6" max ( 5.31m max x 3.51m max )

### **En-Suite**

### **Bedroom Two**

12' max x 7' 6" max ( 3.66m max x 2.29m max )

### **Bathroom**

### **Leasehold**

The vendor has provided the following lease details at the time of instruction. We recommend that your legal representative verifies all information prior to exchange of contracts:

Lease: 125 years from June 2009

Service Charge: £1,136 per annum

Ground Rent: £100 per annum





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welcome to

## Avenue Road, Gosport

- Very Well- Presented Two Bedroom Flat
- Bathroom Plus En-Suite to Bedroom One
- Open Plan Lounge/ Kitchen/ Breakfast Area
- Balcony With Roof Top Views
- Ideal For First Time Buyers or Investors

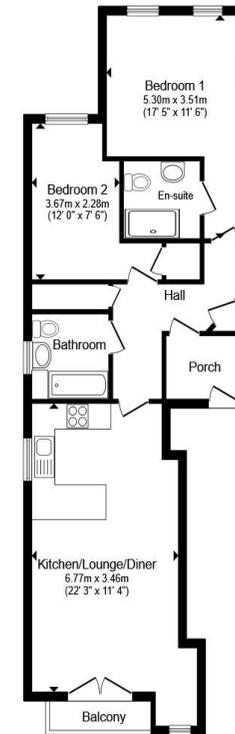
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1136.00

Ground Rent: 100.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £170,000



Floor Plan

Total floor area 71.6 m<sup>2</sup> (770 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
GOS108926 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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