

Regents Place, Weevil Lane,
Gosport, Hampshire, PO12 1AY

£377,000



Top Floor Duplex Apartment
Two Balconies & Large Patio Area
Open Plan Living Accommodation
Further Shower Room

Undercroft Parking Space

Panoramic Views

Lift

Spacious Main Bedroom With En-Suite

Upper Snug With Glazed Balustrade
Overlooking Main Lounge & Views

An Individual Property That Is Rarely
Available

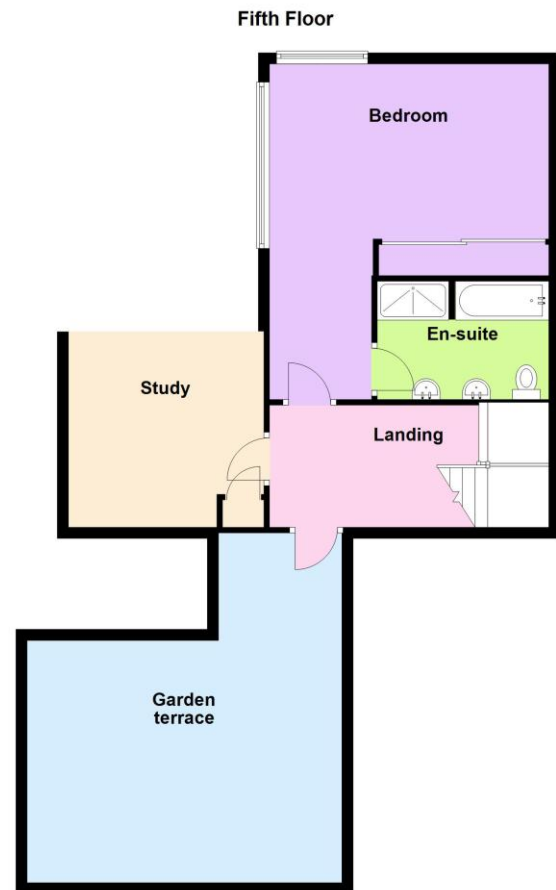
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Communal Entrance	With lift or stairs to each floor. The apartment is located on the upper floor.
Entrance Hall	With timber flooring, understairs storage cupboard, radiator, door entry phone.
Open Plan Living Area	27'4" (8.33m) x 18'0" (5.49m) narrowing to 11'6" (3.51m), Panoramic views over harbour and harbour inlet, timber flooring, 2 radiators.
Kitchen Area	1½ bowl stainless steel sink unit, wall and base units with worksurface over, corner larder cupboard, built in oven and 4 ring induction hob with cooker extractor canopy over, slate style floor tiling, integrated washing machine.
Bedroom 2	11'11" (3.63m) x 10'3" (3.12m) Door to balcony, radiator.
Shower Room	7'4" (2.24m) x 6'2" (1.88m) Shower cubicle, low level W.C with concealed cistern, hand basin, heated towel rail, tiled walls and floor, extractor fan.
UPPER FLOOR	
Landing	With door to large patio area, roof inspection hatch.
Bedroom 1	16'4" (4.98m) x 10'0" (3.05m) Plus Recess widening to 19'9" (6.02m), Panoramic views, door to balcony, built in wardrobes with sliding doors, radiator.
Luxury En-Suite Bathroom	Panelled bath with hand shower, shower cubicle, 2 hand basins, W.C. with concealed cistern, heated towel rail, tiled walls and floor, 2 shaver points, extractor fan, 2 wall lights.
Gallery Snug	11'6" (3.51m) x 10'10" (3.3m) Double radiator, airing cupboard with gas central heating boiler, PVCu balustrade with glass panels which overlooks lounge area and providing views, loft inspection hatch.
OUTSIDE	Allocated parking space in undercroft area, communal bike store.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Leasehold. Balance of a 999 year lease (less 10 days) from 1st January 2002. Current ground rent £200 per annum and maintenance charges £3501.70 per annum.
<p>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.</p>	

Agents Note

Council Tax

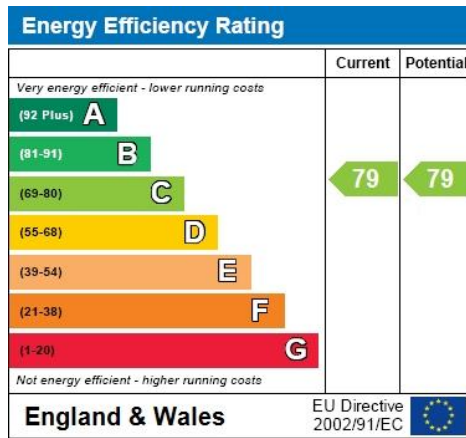
Property Information

The property is located in the St Georges Barracks North conservation area.

Band E.

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.