

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

£185,000



2nd Floor Apartment

Open Plan Living Area

Main Bathroom

Allocated Parking

Located A Short Distance From Portsmouth
Harbour Waterfront

Two Bedrooms

Main Bedroom With En-Suite Shower
Room

Electric Heating

St Georges Barracks Conservation Area

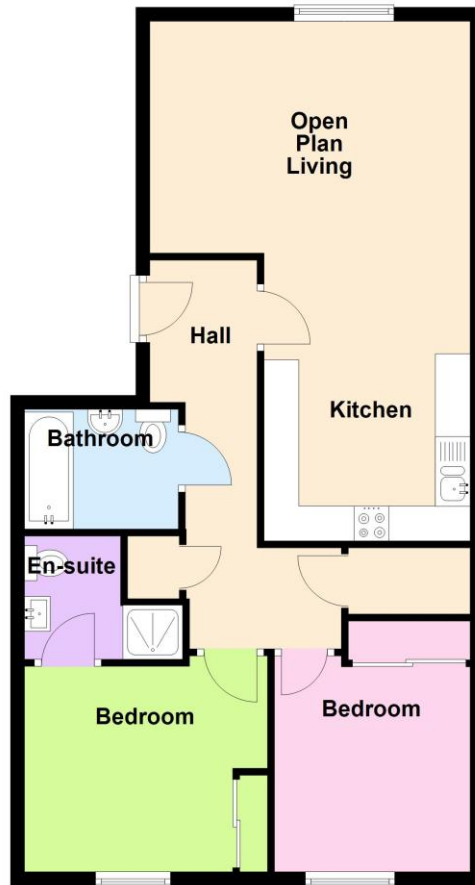
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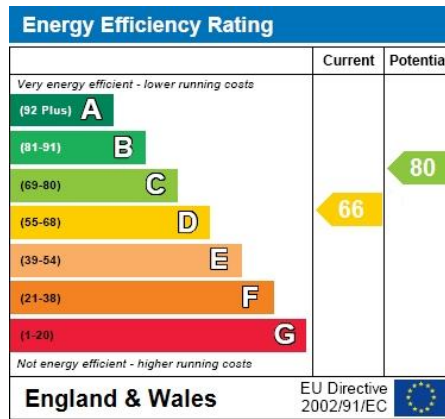
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Second Floor



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

Communal Entrance	With stairs leading to each floor. The flat is located on the 2nd floor which is the top floor.
Entrance Hall	Door entry phone, electric panel heater, large walk in storage cupboard, airing cupboard.
Open Plan Living Area	24'5" (7.44m) x 15'1" (4.6m) narrowing to 9'8" (2.95m), 2 electric panel heaters, 3 wall uplighters.
Kitchen Area	1½ bowl stainless steel sink unit, wall and base units with worksurface over, plumbing for washing machine, built in oven and 4 ring electric hob, cooker extractor canopy, ceramic tiled floor, tiled splashbacks.
Bedroom 1	11'5" (3.48m) x 9'9" (2.97m) Built in mirror fronted wardrobe, electric panel heater.
En-Suite Shower Room	Shower cubicle, vanity hand basin, W.C. with concealed cistern, ceramic tiled floor, tiled splashbacks, extractor fan, heated towel rail.
Bedroom 2	10'2" (3.1m) x 9'3" (2.82m) Built in mirror fronted wardrobe, electric panel heater.
Bathroom	7'3" (2.21m) x 5'8" (1.73m) White suite of panelled bath with mixer tap and shower attachment, hand basin, low level WC with concealed cistern, tiled splashbacks, ceramic tiled floor, heated towel rail, extractor fan, shaver point.
Outside	Allocated parking space, communal bike store, visitor parking spaces.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Council Tax	Band D.
Tenure	Leasehold. Balance of a 999 year less 10 days lease from 1st January 2002. Current ground rent £200 per year and maintenance charges £1442.97 per 6 months.
Property Information	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. 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.