

Bridport House, 200 Heritage Way,
Priddy`s Hard, Gosport, Hampshire, PO12 4WF

£175,000



2nd Floor Apartment

Open Plan Living Area

Electric Heating

Allocated Parking Space

No Forward Chain

Two Bedrooms

Modern Bathroom With Window

Some Views Of Forton Lake

Well Presented Apartment

Priddys Hard Conservation Area

023 9258 5588

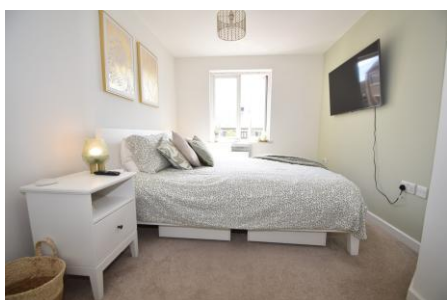
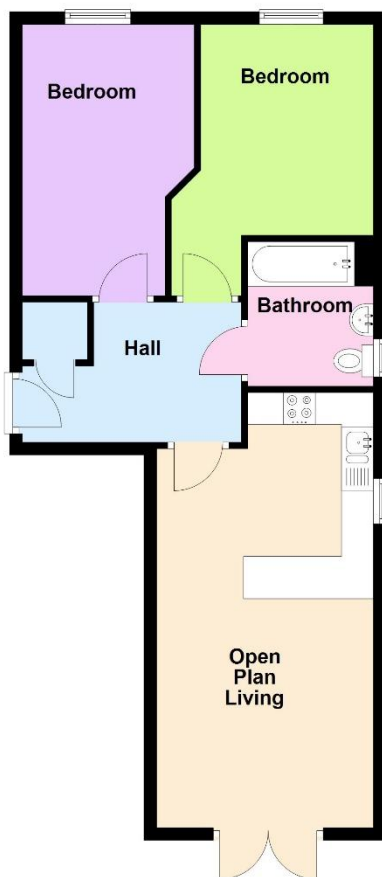
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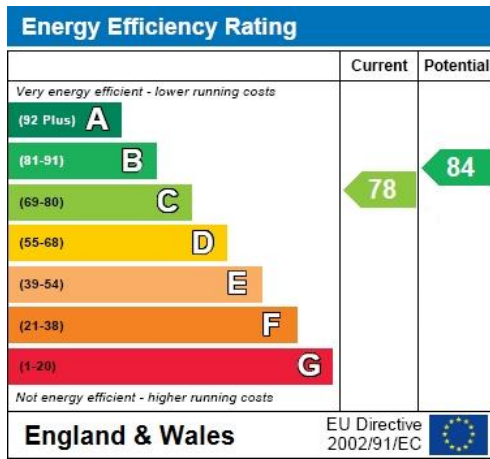
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Second Floor



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Communal Entrance	Door entry system, stairs leading to each floor. The flat is located on the 2nd floor.
Entrance Hall	Door entry phone, airing cupboard.
Open Plan Living Area	24'4" (7.42m) x 11'1" (3.38m) French doors with Juliette balcony, electric panel heater.
Kitchen Area	1½ bowl stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring hob with cooker extractor canopy over, space for fridge and freezer, plumbing for washing machine, tiled splashbacks, window to side.
Bedroom 1	13'11" (4.24m) x 8'10" (2.69m) narrowing to 7'4" (2.24m), Electric panel heater.
Bedroom 2	10'11" (3.33m) x 8'10" (2.69m) Electric panel heater, part views of Forton Lake.
Bathroom	Bath with mixer tap and shower attachment, pedestal hand basin, low level W.C., chrome heated towel rail, extractor fan, tiled splashbacks, side window.
Outside	Allocated parking space.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Tenure	Leasehold. Balance of a 155 year lease less 3 days from 25th March 2005. Current ground rent £168 per year and maintenance charges £155.02 pcm. 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.
Council Tax	Band D.
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.