

Leventhorpe Court, Elmhurst Road,
Gosport, Hampshire, PO12 1NX

£149,995



5th Floor Apartment

Large Balcony Area

Modern Bathroom

Lift

Conveniently Located For The Facilities Of
Stoke Road & Bus Services

One Bedroom

Modern Kitchen

Electric Heating

Residents Casual Parking

No Forward Chain

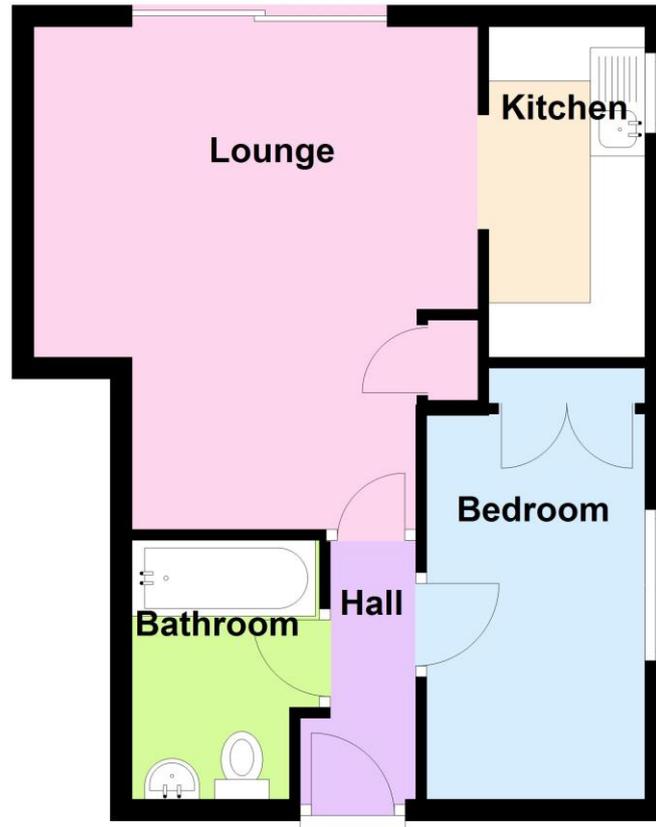
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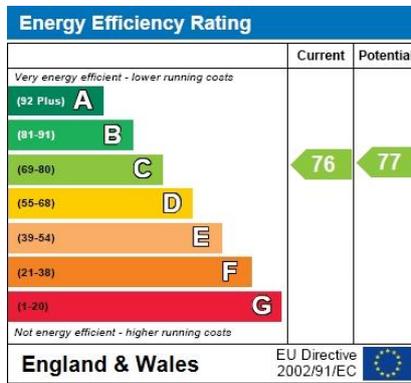
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Fifth Floor



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

Lounge	13'5" (4.09m) x 10'0" (3.05m) widening to 15'4 (4.67m), PVCu double glazed sliding patio door giving access to good size balcony, storage heater, coved ceiling, airing cupboard, archway to:
Kitchen	9'11" (3.02m) x 4'8" (1.42m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring hob, integrated fridge, integrated washing machine, PVCu double glazed window, tiled splashbacks, coved ceiling.
Bedroom	11'10" (3.61m) x 6'10" (2.08m) PVCu double glazed window, storage heater, built in double cupboard, coved ceiling.
Bathroom	Panelled bath with mixer tap and separate shower over, shower screen, vanity hand basin, low level W.C., tiled walls, extractor fan.
OUTSIDE	Communal garden area, swimming pool and residents casual parking.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Tenure	<p>Leasehold. Balance of a 999 year lease from 25th March 2023, no ground rent, current maintenance charge £140.00 per month.</p> <p>Leventhorpe Court have purchased the freehold to the development and each hold a share in a company that owns the freehold.</p> <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>
Council Tax	Band B.
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.