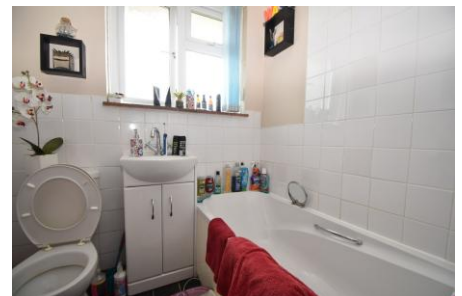


Wilmott Close, Gosport,  
Hampshire, PO12 3SB

£145,000



First Floor Flat

Lounge

Bathroom With White Suite

Gas Central Heating

Located Near Privett Park

One Bedroom

Separate Kitchen

PVCu Double Glazing

Own Garden

**023 9258 5588**

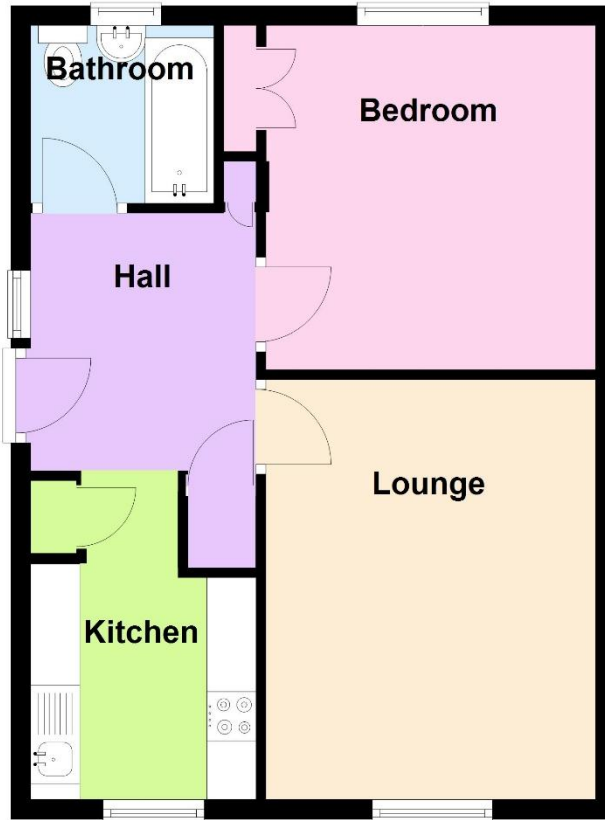
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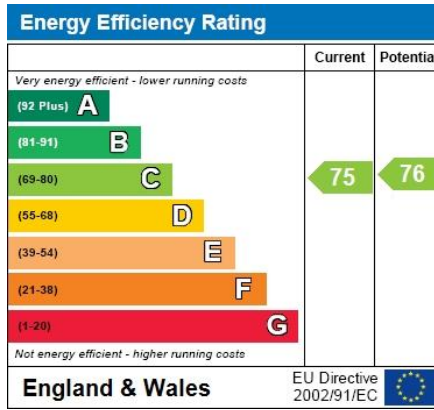
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## First Floor



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

External Staircase	Leading to first floor.
Entrance Hall	PVCu double glazed front door, 2 storage cupboards, meter cupboard, PVCu double glazed window, radiator, laminate flooring, access to loft space.
Lounge	14'2" (4.32m) x 11'2" (3.4m) PVCu double glazed window, storage cupboard to side of chimney breast, radiator, laminate flooring.
Kitchen	8'9" (2.67m) x 7'5" (2.26m) Single drainer stainless steel sink unit, worksurface and base units, electric cooker point, space for fridge, wall mounted gas central heating boiler, PVCu double glazed window, storage cupboard, tiled splash backs.
Bedroom	11'6" (3.51m) x 10'10" (3.3m) PVCu double glazed window, built in double cupboard, radiator, laminate flooring.
Bathroom	White suite of panelled bath with Mira shower over, vanity hand basin, low level W.C., PVCu double glazed window, tiled splashbacks, chrome heated towel rail.
Outside	2 store sheds, one of which has power for fridge/freezer other has plumbing for a washing machine.
Rear Garden	Access from side path with lawn, summer house, timber shed.
Tenure	Leasehold. Balance of a 125 year lease from 25th February 1985. Current ground rent £10 per year and maintenance charge £22.75 per month.  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.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Council Tax	Band A.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a> For flood risk information visit: <a href="https://www.gov.uk/check-long-term-flood-risk">https://www.gov.uk/check-long-term-flood-risk</a>



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.