

Woolston Court, Broadsands Drive,  
Gomer, Gosport, Hampshire, PO12 2TL

£174,000



Ground Floor Flat With Two Bedrooms  
Separate Kitchen  
PVCu Double Glazing  
Single Garage In Block Nearby  
Extended Lease

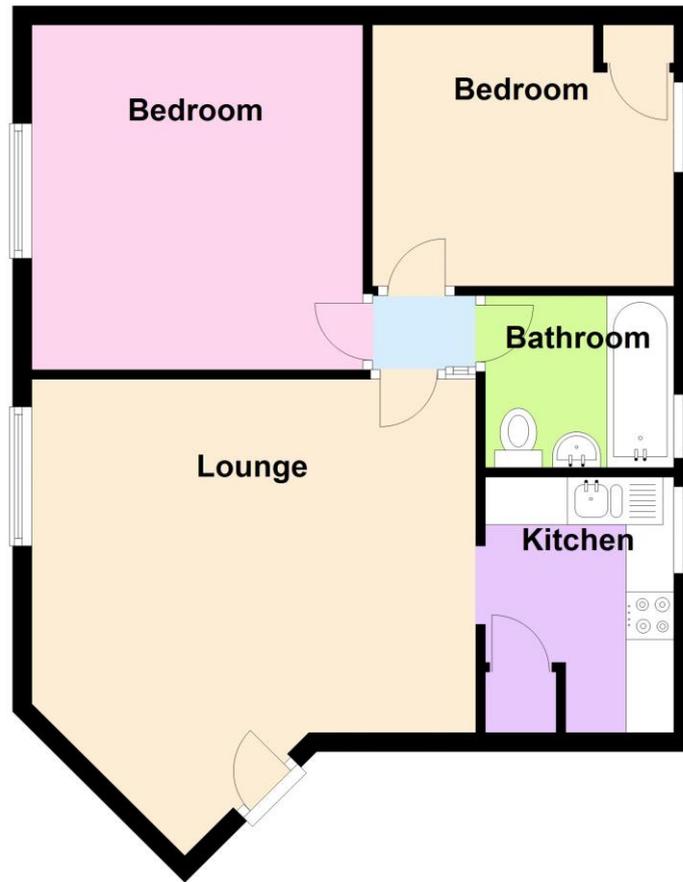
Well Presented Accommodation  
Modern Bathroom Suite With Window  
Gas Central Heating  
Convenient To Stokes Bay & Stanley Park  
In Our Opinion, An Ideal First Time  
Purchase

**023 9258 5588**

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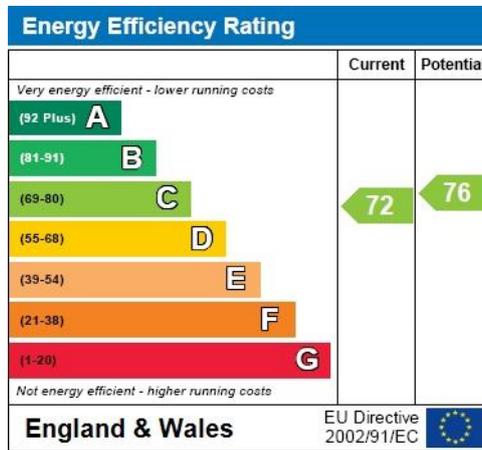
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## Ground Floor



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WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Communal Entrance	With the flat being located on the ground floor.
Lounge	15'6" (4.72m) x 12'2" (3.71m) widening to 16'6" max into recess, PVCu double glazed window, 2 radiators, part tiled area to entrance, electric meter cupboard.
Kitchen	8'8" (2.64m) x 6'1" (1.85m) 1½ bowl stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring induction hob, plumbing for washing machine, space for fridge/freezer within tall standing cupboard, PVCu double glazed window, ceramic tiled floor, tiled splashbacks.
Inner Hallway	
Bedroom 1	11'11" (3.63m) x 11'4" (3.45m) PVCu double glazed window, radiator.
Bedroom 2	10'4" (3.15m) x 9'0" (2.74m) PVCu double glazed window, radiator, cupboard with wall mounted gas central heating boiler.
Bathroom	White suite of panelled bath with mixer tap and shower attachment, pedestal hand basin, low level W.C., tiled splashbacks, heated towel rail, ceramic tiled floor.
Communal Garden Area	
Single Garage	Located in block nearby.
Tenure	Leasehold. Balance of a 189 year lease from 25th March 1968. Current ground rent £15 per annum and maintenance charges £1694 per annum which includes building insurance,  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:
<a href="#">Viewing Notes</a>		

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.