

Crown Mews, 15 Clarence Road,
Gosport, Hampshire, PO12 1DH

£143,000



Two Bedroom 2nd Floor Apartment

Lounge

Spacious Kitchen

No Forward Chain

Located Near To Town Centre and Ferry Terminal

Separate Dining Area

Parking Space In Undercroft Area With Secure Entry Roller Door

High Street Conservation Area

023 9258 5588

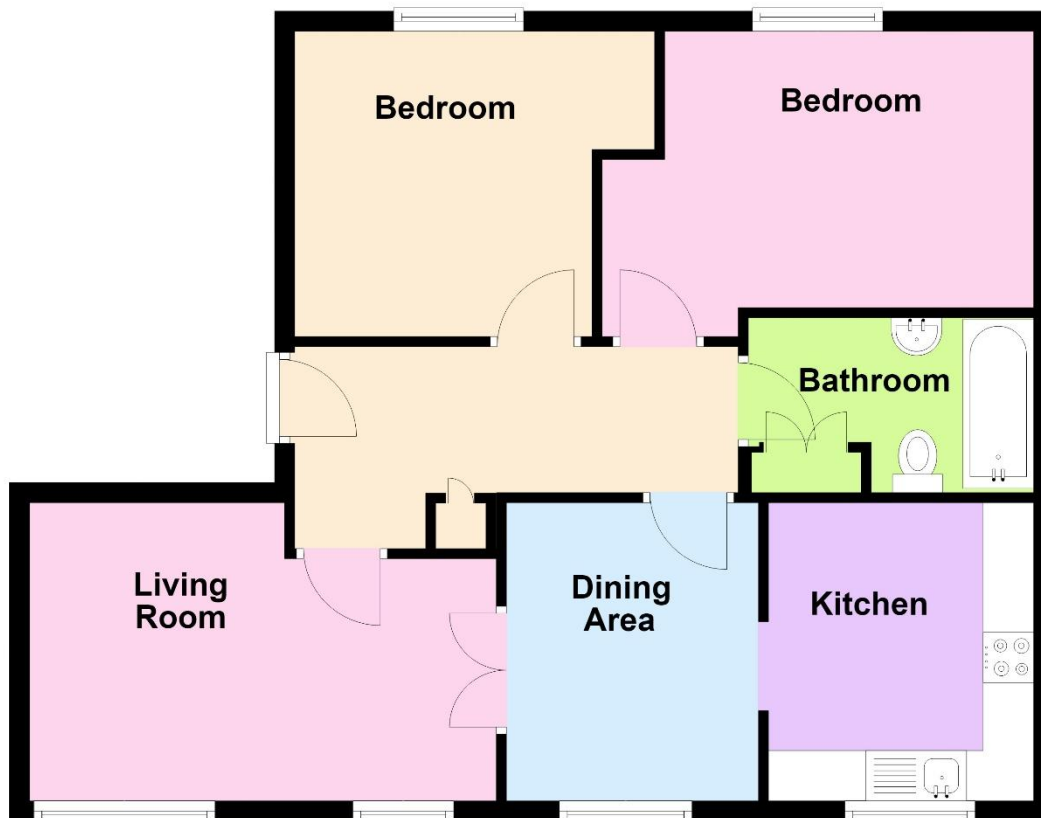
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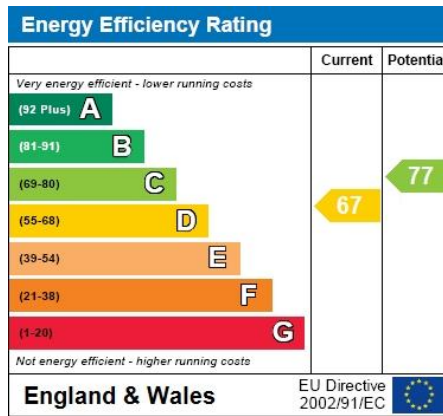
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Ground Floor



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

Communal Entrance	With door entry system, stairs leading to each floor. The flat is located on the 2nd floor.
Entrance Hall	Access to loft, storage cupboard, door entry phone.
Lounge	14'1" (4.29m) x 11'0" (3.35m) Coved ceiling, storage heater, double timber doors leading to:
Dining Area	9'8" (2.95m) x 8'2" (2.49m) Storage heater, archway to:
Kitchen	9'8" (2.95m) x 8'7" (2.62m) 1 1/2 bowl sink unit, wall and base cupboard with worksurface over, electric cooker point, plumbing for washing machine, tiled splashbacks.
Bedroom 1	10'0" (3.05m) Max x 14'0" (4.27m) Max Electric panel heater, PVCu double glazed window.
Bedroom 2	11'9" (3.58m) Into Recess x 10'0" (3.05m) Electric panel heater, PVCu double glazed window.
Bathroom	Bath with mixer tap and shower attachment, low level W.C., vanity hand basin, tiled splashbacks, airing cupboard, wall mounted fan heater, extractor fan.
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 150 year lease from 9th August 1989. Current ground rent peppercorn (£0) and maintenance charges £172.46 month which includes building insurance.</p> <p>We are advised the owners of Crown Mews have purchased the Freehold forming a company called Crown Mews (Gosport) Management Company LTD, for which they all hold a share each. Annual fee £53.79.</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 C.
Property Information	<p>For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk</p> <p>For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk</p>



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.