

£160,000
8 Ark Royal House, Rowner,
Gosport.

PROPERTY SUMMARY

A beautifully presented two-bedroom, first-floor modern apartment, ideally situated within a popular residential location and close to a range of local amenities. The property offers a contemporary open-plan living space, providing an ideal area for both relaxing and entertaining. The modern kitchen is well equipped with a range of integral appliances, while the lounge area benefits from an attractive media wall, creating a stylish focal point. There are two well-proportioned double bedrooms, along with a modern family bathroom. The apartment is accessed via a secure communal entrance with security intercom system, with both lift and stair access to all floors. Further benefits include residents' parking and gas central heating. Presented to a high standard throughout, this superb apartment would make an ideal first-time purchase, investment or home for a professional couple.





OPEN PLAN LIVING AREA 24' 0" x 10' 5" (7.34m x 3.2m) maximum measurement

BEDROOM ONE 12' 2" x 9' 1" (3.73m x 2.77m)

BEDROOM TWO 11' 3" x 8' 2" (3.45m x 2.51m)

BATHROOM

OUTSIDE

ALLOCATED PARKING

AGENTS NOTES Tenure; Leasehold
Length of lease 125 years from 2012
Service Charge £167 pcm
Ground Rent £150 PA
Rowner Community Charge £11.55 pcm

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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