

Williams Close, Rowner,
Gosport, Hampshire, PO13 9QP

£77,500



Two Bedroom 2nd & 3rd Floor Maisonette
11'5 x 9'0 Kitchen
No Forward Chain

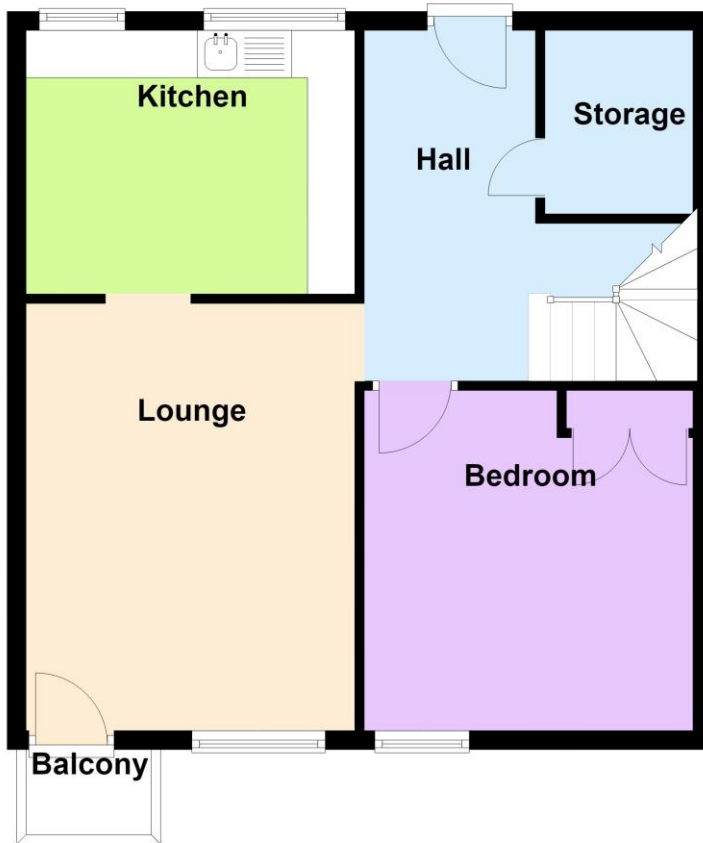
Lounge With Door To Balcony
PVCu Double Glazing

023 9258 5588

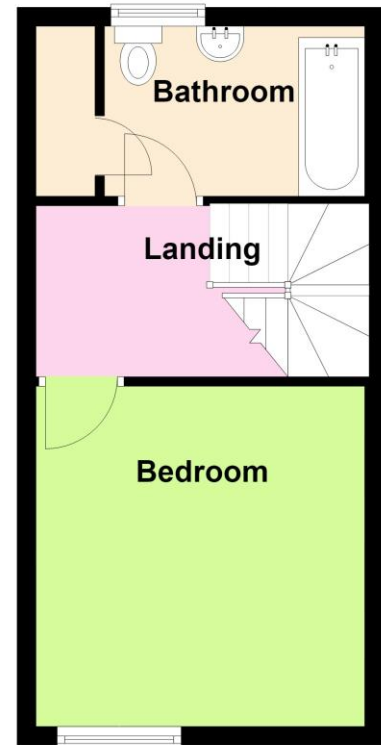
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Ground Floor



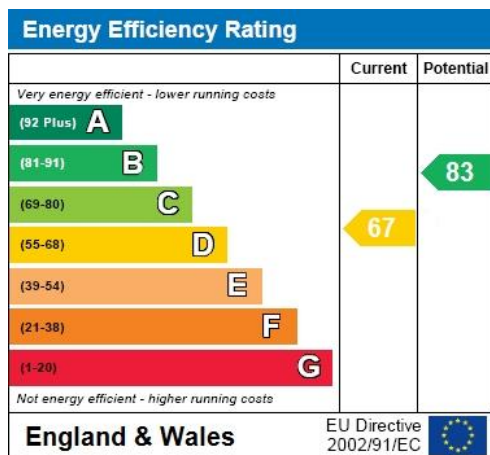
First Floor



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Communal Entrance	Staircase leading to each floor.
Entrance Hall	PVCu double glazed door, meter cupboard, door entry phone, large walk in storage cupboard, stairs to upper floor.
Lounge	14'9" (4.5m) x 11'5" (3.48m) PVCu double glazed window and door to balcony, dado rail, coved ceiling.
Kitchen	11'5" (3.48m) x 9'0" (2.74m) Single drainer stainless steel sink unit, wall and base cupboards, electric cooker point, plumbing for washing machine, space for fridge/freezer, 2 PVCu double glazed windows.
Bedroom 1	11'11" (3.63m) x 11'4" (3.45m) PVCu double glazed window, built in cupboard.
ON THE UPPER FLOOR	
Landing	
Bedroom 2	11'9" (3.58m) x 11'4" (3.45m) PVCu double glazed window, built in double cupboard.
Bathroom	Bath, hand basin, W.C., PVCu double glazed window, airing cupboard.
Tenure	Leasehold. Balance of a 125 year lease from 1st January 1988. Current ground rent and maintenance charges £864.00 per year and estate charge £1116.00 per year. 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.
Agents Note	This property is non traditional construction.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Council Tax	Band A.
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.