

Ashurst Court, Gomer,
Gosport, Hampshire, PO12 2TZ

£205,000



Spacious Top Floor Flat

Lounge With Balcony

PVCu Double Glazing & Electric Heating

Located Near To Stokes Bay & Stanley
Park

Extended Lease

Two Bedrooms

Separate Kitchen

Single Garage

Views From Balcony Towards The Solent
& Isle Of Wight

No Forward Chain

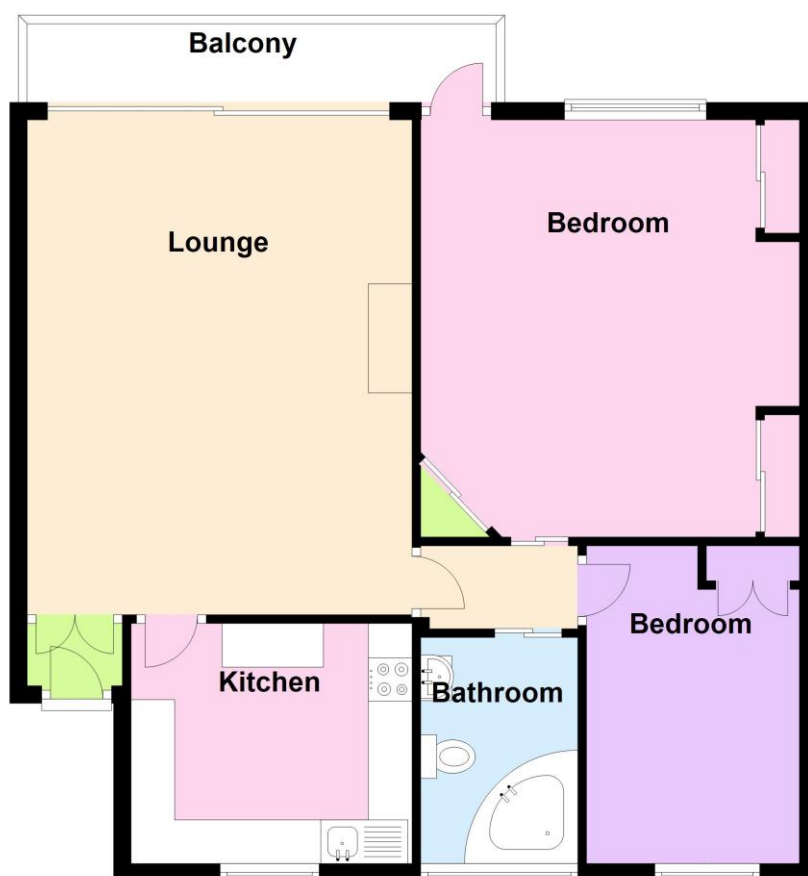
023 9258 5588

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

Email: office@dimon-estate-agents.co.uk

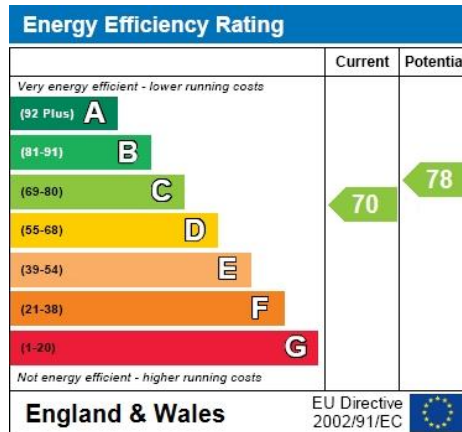
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Third Floor



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

Communal Entrance	With stairs to each floor. The flat is located on the top floor.
Entrance Porch	Coved ceiling, folding doors to:
Lounge	18'7" (5.66m) x 14'5" (4.39m) Brick fireplace, TV plinth, 2 wall lights, small storage cupboard, coved ceiling, storage heater, archway to kitchen, aluminium double glazed patio door to balcony.
Kitchen	10'6" (3.2m) x 8'10" (2.69m) Single drainer stainless steel sink unit, wall and base cupboards with worksurface over, built in oven, 4 ring electric hob with extractor canopy over, space for fridge and freezer, plumbing for washing machine, PVCu double glazed window, tiled splashbacks, breakfast bar, coved ceiling, vinyl flooring.
Inner Hallway	With coved ceiling.
Bedroom 1	15'8" (4.78m) x 14'2" (4.32m) PVCu double glazed window and door to balcony, fitted wardrobes and bedside shelving with bridging unit over bed recess, storage heater, coved ceiling.
Bedroom 2	11'11" (3.63m) x 8'0" (2.44m) PVCu double glazed window, fitted bedroom furniture, coved ceiling.
Bathroom	Corner bath with Mira shower over, vanity hand basin, low level W.C., tiled walls, PVCu double glazed window, coved ceiling.
Outside	
Single Garage	Cantilever door, casual parking.
Tenure	Leasehold. Balance of a 189 year lease from 25th March 1972. Current ground rent £25 per annum, maintenance charge £2141 per annum. 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 electric, water and sewage. There is no gas to this property.
Council Tax	Band B.
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.