

Queens Court, 68 Queens Road,  
Gosport, Hampshire, PO12 1LQ

£159,995



1st Floor Flat

Ideal First Time Purchase

Spacious Bathroom

Electric Heating

Conveniently Located For Shops & Bus Services

Spacious Apartment

Good Size Kitchen

Garage

PVCu Double Glazing

Owners Of Queens Court Each Own A Share Of The Freehold

**023 9258 5588**

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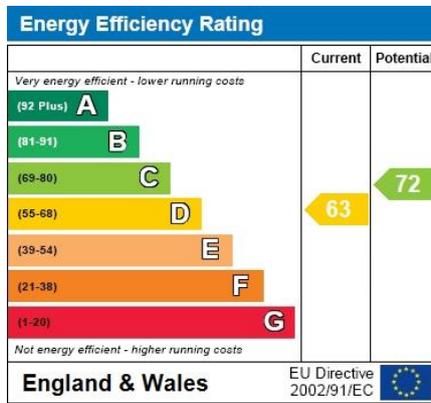
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## First Floor



**SELLING YOUR OWN PROPERTY IN GOSPORT?  
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**

Entrance Hall	Storage heater, storage cupboard, airing cupboard, access to loft space.
Lounge	15'7" (4.75m) x 11'5" (3.48m) 2 PVCu double glazed windows, storage heater.
Kitchen	11'5" (3.48m) x 8'9" (2.67m) Single drainer stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring electric hob, cooker extractor canopy over, plumbing for washing machine, tiled splashbacks, space for fridge/freezer, PVCu double glazed window.
Bedroom 1	11'5" (3.48m) x 9'10" (3m) PVCu double glazed window, electric panel heater.
Bedroom 2	9'6" (2.9m) x 8'9" (2.67m) Max PVCu double glazed window, electric panel heater, built cupboard.
Bathroom	7'5" (2.26m) Plus Recess x 6'3" (1.91m) Panelled bath with Triton shower over, pedestal hand basin, low level W.C., tiled splashbacks, extractor fan, wall mounted fan heater.
OUTSIDE	
Garage	Located in nearby with cantilever door, brick store shed.
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 19th July 2012. Current ground rent £25 per annum and maintenance charges £60.00 per month.</p> <p>We understand the owners of Queens Court own the freehold to the development and each hold a share of the freehold.</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 B.
Property Information	<p>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></p> <p>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></p>



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.