

Ash Close, Gosport,  
Hampshire, PO12 3UF

£149,995



First Floor Flat

15`1 x 10`9 Lounge

Bathroom With Window

Gas Central Heating

Garage In Block Nearby

Two Bedrooms

Separate Kitchen

PVCu Double Glazing

Garden Area That Belongs To The Flat

**023 9258 5588**

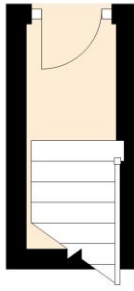
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## Ground Floor

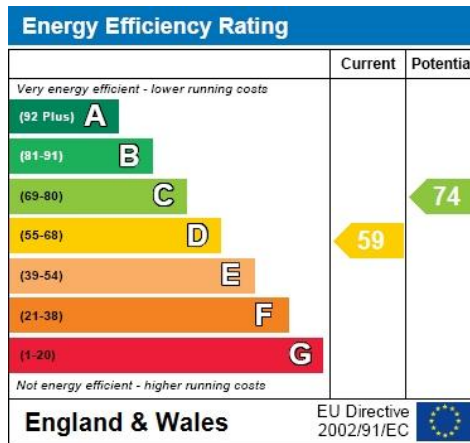


## First Floor



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

Entrance Hall	PVCu double glazed front door, stairs leading to 1st floor.
Landing	Radiator, built in cupboard.
Lounge	15'1" (4.6m) x 10'9" (3.28m) PVCu double glazed window, radiator, laminate flooring.
Kitchen	8'10" (2.69m) x 8'5" (2.57m) Stainless steel sink unit, base cupboards, wall mounted gas central heating boiler, gas cooker point, plumbing for washing machine, space for fridge, meter and storage cupboards, PVCu double glazed window, laminate flooring.
Bedroom 1	14'3" (4.34m) x 10'6" (3.2m) PVCu double glazed window, built in cupboard, radiator, flat ceiling.
Bedroom 2	9'10" (3m) x 7'5" (2.26m) PVCu double glazed window, flat ceiling, laminate flooring.
Bathroom	White suite of panelled bath, pedestal hand basin, low level WC, PVCu double glazed window, radiator, built in cupboard.
OUTSIDE	
Garage	Located in block nearby.
Garden Area	Which is located in the rear section to the path with trees and shrubs.
Tenure	Leasehold. Balance of a 189 year lease from 24th June 1967. Current ground rent peppercorn (£0) and maintenance charges as and when required.  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.
Tenure	Freehold.
Council Tax	Band B.
Property Information	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> 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>



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.