

Battery Close, Elson,  
Gosport, Hampshire, PO12 4PA

£99,950



1st & 2nd Floor Maisonette  
Spacious Lounge  
PVCu Double Glazing  
Garage  
Cul-De-Sac Location

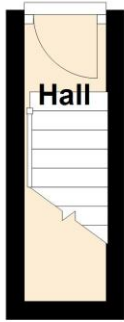
Two Bedrooms  
Modern Kitchen  
Electric Heating  
Own Garden

**023 9258 5588**

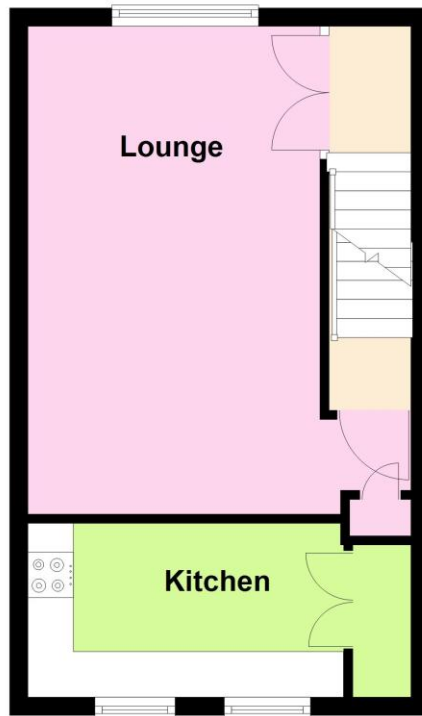
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Email: [office@dimon-estate-agents.co.uk](mailto:office@dimon-estate-agents.co.uk)

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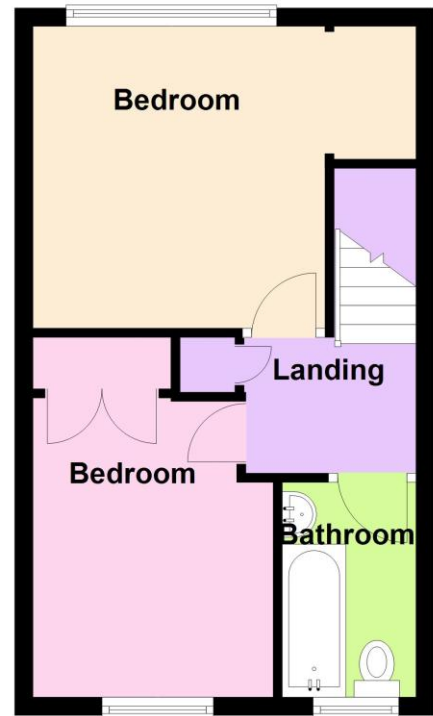
**Ground Floor**



**First Floor**



**Second Floor**



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

Entrance	Glazed front door, stairs leading to first floor and glazed door to:
Lounge	17'7" (5.36m) x 10'7" (3.23m) Storage cupboard, PVCu double glazed window, electric panel heater, stairs to first floor.
Kitchen	11'10" (3.61m) x 6'3" (1.91m) Single drainer stainless steel sink unit, wall and base units with worksurface over, electric cooker point, space for fridge/freezer, plumbing for washing machine, 2 PVCu double glazed windows, 2 storage cupboards.

## ON THE 2ND FLOOR

Landing	Access to loft space, airing cupboard.
Bedroom 1	10'11" (3.33m) x 10'6" (3.2m) PVCu double glazed window, wardrobe recess, storage heater.
Bedroom 2	10'6" (3.2m) x 7'6" (2.29m) PVCu double glazed window, storage heater, double wardrobe.
Bathroom	7'9" (2.36m) x 4'11" (1.5m) Panelled bath, vanity hand basin, W.C., PVCu double glazed window, 1/2 tiled walls.

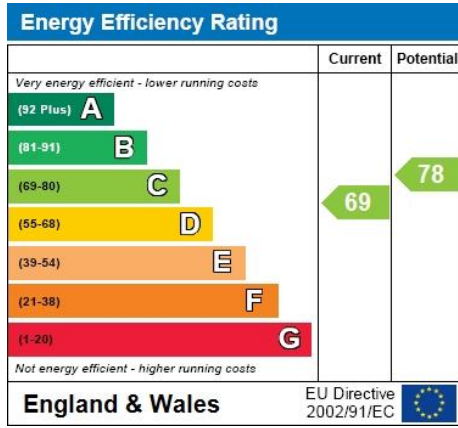
## OUTSIDE

Rear Garden	The property has its own garden area.
Garage	Located in a block nearby.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Tenure	Leasehold. Balance of a 99 year lease from 25th December 1968. Current ground rent £12.50 per annum and maintenance charge £40.91 per month which includes the building insurance.

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.

Council Tax	Band A.
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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>
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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.