

Presidents Court, Vanguard Road,  
Priddy`s Hard, Gosport, Hampshire, PO12 4FE

£185,000



First Floor Apartment

Two Bedrooms

Good Size Separate Kitchen With Window

Electric Heating

Located Near To Hardway Foreshore

Lounge / Dining Room With Balcony

En-Suite Shower Room To Main Bedroom  
& Family Bathroom

PVCu Double Glazing

Allocated Parking Space

Twin Aspect Flat That Will Make An Ideal  
Home

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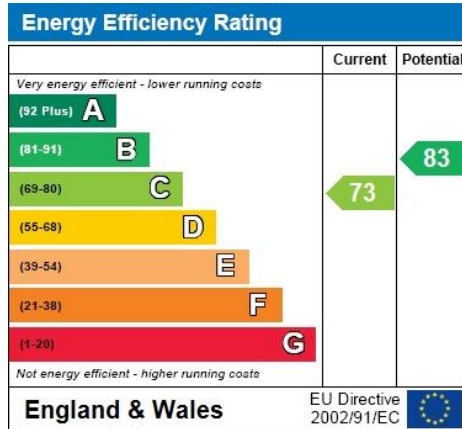
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## First Floor



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Communal Entrance	Stairs to each floor, the flat is located on the 1st floor.
Entrance Hall	Electric panel heater, airing cupboard, storage cupboard, door entry phone.
Lounge / Dining Room	19'1" (5.82m) x 10'3" (3.12m) narrowing to 7'11" (2.41m), PVCu double glazed French doors to balcony with iron balustrade and tiled floor, fireplace with electric fire, electric panel heater.
Kitchen	11'10" (3.61m) x 7'3" (2.21m) Single drainer stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring halogen hob with cooker extractor canopy over, space for fridge/freezer, plumbing for washing machine and dishwasher, PVCu double glazed window, ceramic tiled floor, tiled splashbacks, skirting heater.
Bedroom 1	12'10" (3.91m) x 11'7" (3.53m) Max PVCu double glazed window, electric panel heater, built in triple wardrobe.
En-Suite Shower Room	5'8" (1.73m) x 5'3" (1.6m) Shower cubicle, vanity hand basin, low level W.C., PVCu double glazed window, tiled splashbacks, extractor fan, electric wall mounted heater, electric heated towel rail.
Bedroom 2	9'9" (2.97m) Plus Recess x 9'10" (3m) PVCu double glazed window, electric panel heater, built in triple wardrobe.
Bathroom	Panelled bath with mixer tap and shower attachment, vanity hand basin, low level W.C., tiled splashbacks, extractor fan, wall mounted fan heater, electric towel rail.
Outside	Allocated parking space.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Tenure	<p>Leasehold. We understand the owners own a share in Presidents Court Ltd which in turn owns the freehold.</p> <p>Balance of a 999 year lease from 1st June 2000. No ground rent and yearly maintenance charges from 1st April 2026 £1878.84.</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 D.
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.