



£99,950

12 Battery Close

Gosport, Hampshire, PO12 4PA

PROPERTY SUMMARY

Tucked away in a quiet cul-de-sac, this well-proportioned maisonette offers comfortable living with two double bedrooms, a modern kitchen, and a private garden. The property also benefits from a garage and comes with low service charges, making it an appealing choice for a range of buyers. To arrange your viewing, please contact the Gosport team—phone lines are open until 8PM.





STAIRS TO FIRST FLOOR

LOUNGE 18' 1" x 10' 6" (5.53m x 3.21m)

KITCHEN 11' 11" x 6' 3" (3.64m x 1.93m)

STAIRS AND LANDING

BEDROOM ONE 10' 11" x 10' 6" (3.34m x 3.21m)

BEDROOM TWO 10' 7" x 8' 7" (3.23m x 2.64m)

BATHROOM 7' 9" x 5' 1" (2.37m x 1.57m)

GARDEN

GARAGE

AGENTS NOTES Lease Length 42

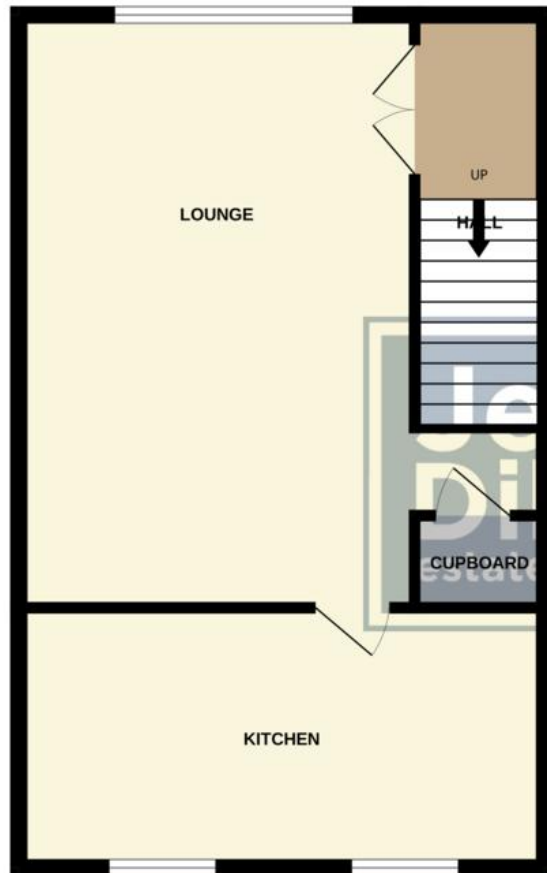
Charges £40.91 pcm including building insurance £330

Council Tax Band A



GROUND FLOOR

1ST FLOOR

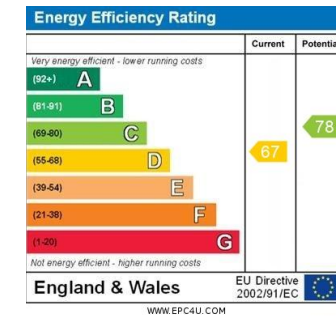


LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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