

Beaumont Court, Elson Road,
Elson, Gosport, Hampshire, PO12 4AH

£110,000



Ground Floor Flat
Modern Kitchen
PVCu Double Glazing
Garage Located Nearby
Decoration Required

One Bedroom
Modern Shower Room
Gas Central Heating
Extended Lease
No Forward Chain

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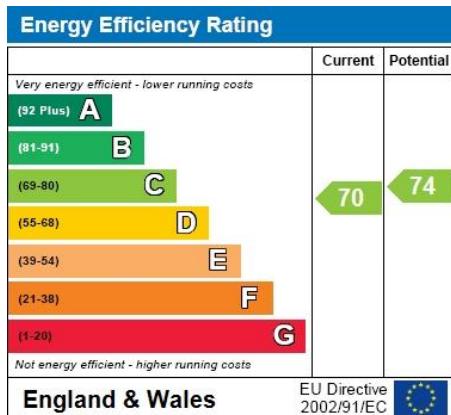
Ground Floor



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

Lounge	13'11" (4.24m) x 11'10" (3.61m) PVCu double glazed window, radiator, meter cupboard, coved ceiling, Georgian style glazed door to:
Kitchen	6'11" (2.11m) x 5'9" (1.75m) Single bowl stainless steel sink, wall and base cupboards with worksurface over, built in oven and 2 ring induction hob, composite panel splashbacks, space for fridge, integrated dishwasher, PVCu double glazed window, wall mounted Ideal gas central heating boiler, laminate flooring.
Bedroom	13'9" (4.19m) x 9'6" (2.9m) PVCu double glazed window and door to communal garden, radiator, built in cupboard.
Shower Room	7'1" (2.16m) x 5'1" (1.55m) Shower cubicle with composite panel splashbacks, vanity hand basin, W.C. with concealed cistern, cupboard with plumbing for washing machine, double wall cupboard, 2 PVCu double glazed windows, heated towel rail.
OUTSIDE	
Garage	Located in block nearby.
Tenure	Leasehold. Balance of a 999 year lease from 245h June 1969. Current ground rent £0 and maintenance charges £1748.72 per annum which includes 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.	
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Council Tax	Band A.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk



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.