

Harbour Tower, Trinity Street,  
Gosport, Hampshire, PO12 1HE

£149,995



10th Floor Apartment

Conveniently Located For Gosport Town  
Centre & Ferry Terminal

Residents Observation Tower with 360o  
Panoramic Views

Separate Kitchen With Window

PVCu Double Glazing

**023 9258 5588**

6 Stokesway, Stoke Road, Gosport, Hants, PO12 1PE

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

Panoramic Views Over Gosport Toward  
Solent & Isle Of Wight

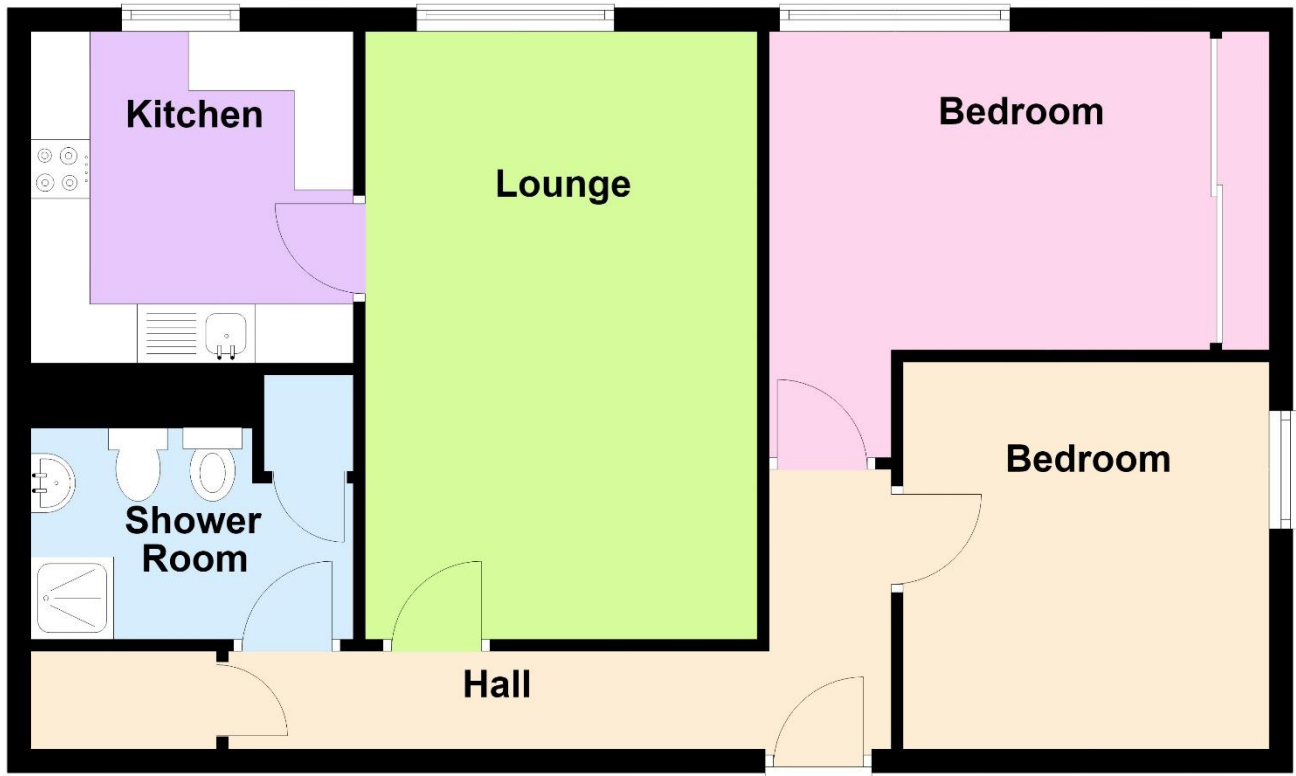
Two Lifts

Two Bedrooms

Recently Redecorated & Carpeted

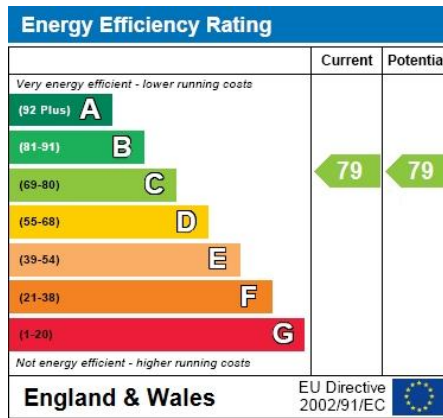
No Forward Chain

## 10th Floor



**SELLING YOUR OWN PROPERTY IN GOSPORT?  
WE ARE A FAMILY RUN BUSINESS SELLING HOMES IN GOSPORT FOR 55 YEARS  
AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Communal Entrance	Door entry system, 2 lifts or stairs leading to each floor. The flat is located on the 10th floor.
Entrance Hall	Radiator, dado rail, coved ceiling, storage cupboard, Georgian style glazed door to lounge, door entry phone.
Lounge	16'7" (5.05m) x 10'10" (3.3m) PVCu double glazed window, radiator, coved ceiling, Georgian style glazed door to:
Kitchen	9'2" (2.79m) x 8'11" (2.72m) Single drainer stainless steel sink unit, wall and base units with worksurface over, gas cooker point, plumbing for washing machine, space for fridge, breakfast bar, wall mounted Vaillant gas central heating boiler, PVCu double glazed window, ceramic tiled floor, tiled splashbacks.
Bedroom 1	12'0" (3.66m) To Wardrobe x 8'10" (2.69m) Plus Recess, PVCu double glazed window, built in wardrobes, radiator.
Bedroom 2	10'8" (3.25m) x 10'3" (3.12m) PVCu double glazed window, radiator.
Shower Room	Shower cubicle, pedestal hand basin, bidet, low level W.C., radiator, tiled walls and floor, airing cupboard with shelving.
OUTSIDE	
First Floor Patio Area	First floor patio area, observation room on top floor with 360 views, parking via paid parking system.
Services	We understand that this property is connected to mains gas, electric, water and sewage.
Tenure	Leasehold. Balance of a 125 year lease from 22nd August 1983. Current ground rent £10 per year and maintenance charges £1814.64 per year.  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 C.
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:
<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.