

Milford Court, Gale Moor Avenue,
Gomer, Gosport, Hampshire, PO12 2TN

£175,000



First Floor Apartment
Spacious Lounge With Balcony
Large Main Bedroom
PVCu Double Glazing
Owner To Extend Lease

Two Bedrooms
Separate Kitchen With Window
Modern Bathroom
One Side Of A Shared Double Garage

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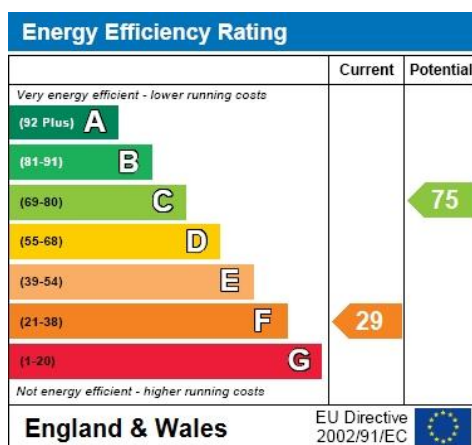
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First Floor



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Communal Entrance	With stairs to each floor, the flat is located on the first floor.
Entrance Hall	Recently installed new fire door, laminate flooring, storage cupboard, airing cupboard.
Lounge	15'4" (4.67m) x 14'3" (4.34m) PVCu double glazed sliding patio door to balcony, picture windows to side, fireplace and hearth with electric fire.
Kitchen	10'5" (3.18m) x 8'10" (2.69m) Max, 1½ bowl stainless steel sink unit, cream fronted wall and base units with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, tiled splashbacks, ceramic tiled floor, plumbing for washing machine, space for fridge/freezer.
Bedroom 1	15'5" (4.7m) Max x 14'3" (4.34m) PVCu double glazed window, laminate flooring, built in double cupboard, electric panel heater.
Bedroom 2	12'1" (3.68m) x 7'9" (2.36m) 2 PVCu double glazed windows, built in double cupboard, electric panel heater.
Bathroom	8'10" (2.69m) Max x 6'2" (1.88m) White suite of panelled bath with Mira shower over, pedestal hand basin, low level W.C., tiled walls and floor, PVCu double glazed window, extractor fan.
Outside	Residents parking.
Garage	The use of 1 side of shared double garage.
Tenure	Leasehold. Balance of a 99 year lease from 25th March 1976. Current ground rent £35 per annum and maintenance charges £2031 per year which includes £600 towards a reserve fund. 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.
Agents Note	Please note the owner will extend the lease, adding a further 90 years onto the remaining years as part of the sale.
Services	We understand that this property is connected to mains electric, water and sewage. The is no gas to this property.
Council Tax	Band B.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk



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.