

Ashworth House, 202 Heritage Way,  
Priddys Hard, Gosport, Hampshire, PO12 4WF

£165,000



Ground Floor Flat

Open Plan Living Area

Timber Windows With Double Glazed  
Inserts

Allocated Parking Space

No Forward Chain

Two Bedrooms

Electric Heating

Spacious Bathroom

Located Near To Millennium Bridge Giving  
Pedestrian Access To Town Centre

Priddys Hard Conservation Area

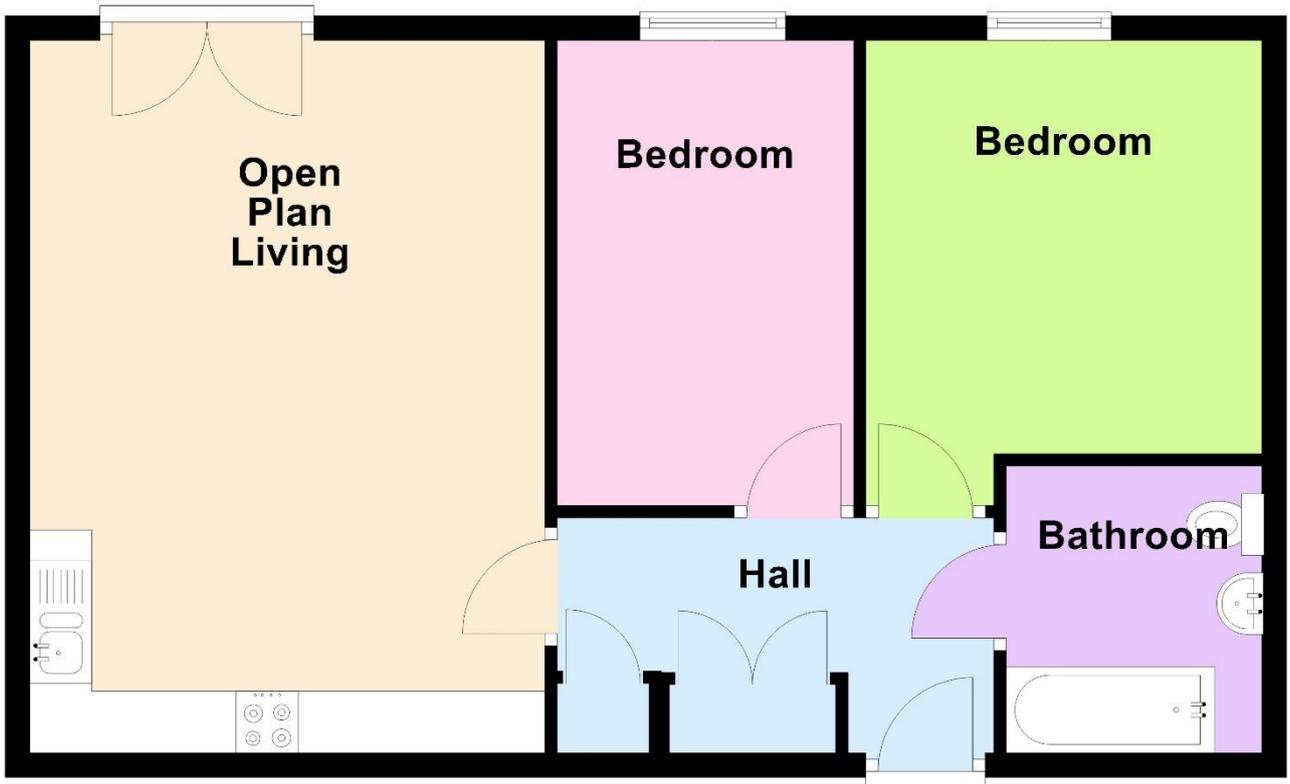
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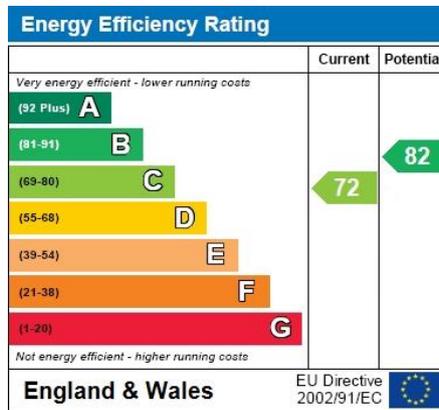
## Ground Floor



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Communal Entrance	With door entry system, the flat is located on the ground floor.
Entrance Hall	Door entry phone, electric panel heater, electric meter cupboard, storage cupboard, airing cupboard.
Open Plan Living Area	18'11" (5.77m) x 13'7" (4.14m) French doors with double glazed inserts and Juliette balcony, laminate flooring, electric panel heater.
Kitchen Area	1 1/2 bowl stainless steel sink unit, wall and base units with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, recess for fridge/freezer, plumbing for washing machine, pelmet lighting.
Bedroom 1	11'0" (3.35m) Plus Recess x 10'4" (3.15m) Electric panel heater.
Agents Note	The wardrobes in this room can remain if required.
Bedroom 2	12'4" (3.76m) x 7'10" (2.39m) Electric panel heater.
Bathroom	7'5" (2.26m) x 6'7" (2.01m) White suite of panelled bath with mixer tap and shower attachment, pedestal hand basin, low level W.C., marble shelf, extractor fan, shaver point, heated towel rail, tiled splashbacks.
OUTSIDE	Allocated parking space located nearby, residents bike store.
Services	We understand that this property is connected to mains electric, water and sewage. There is no gas to this property.
Tenure	Leasehold. Balance of a 155 year less 3 days lease from 25th March 2005. Current ground rent £150 per year (plus admin charge) and maintenance charges £168.00 per month.  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 D.
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>



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.