

Bartons Court, Forton Road,  
Gosport, Hampshire, PO12 3HE

£125,000



Ground Floor Flat  
Spacious Lounge  
PVCu Double Glazing  
Electric Heating  
Good Size Bathroom

Two Bedrooms  
Separate Kitchen With Window  
Allocated Parking Space  
Recently Decorated & Newly Carpeted  
No Onward Chain

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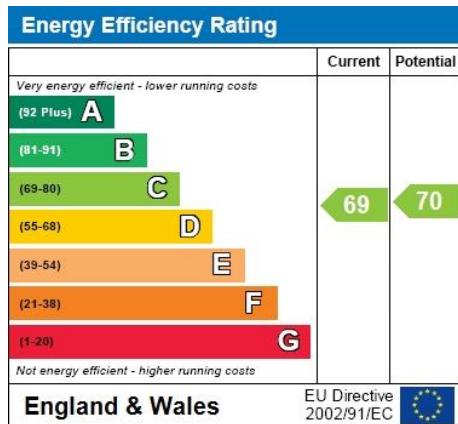
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Communal Entrance	The flat is located on the ground floor.
Entrance Hall	Door entry phone, storage heater, coved ceiling, meter cupboard, airing cupboard.
Lounge	18'7" (5.66m) x 10'8" (3.25m) Coved ceiling, PVCu double glazed window, storage heater.
Kitchen	10'11" (3.33m) x 6'9" (2.06m) 1 ½ bowl stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, plumbing for washing machine, space for fridge/freezer, tiled splashbacks, PVCu double glazed window, ceramic tiled floor, extractor fan, coved ceiling.
Bedroom 1	12'9" (3.89m) x 12'0" (3.66m) PVCu double glazed window, electric panel heater, coved ceiling.
Bedroom 2	11'3" (3.43m) Max x 9'1" (2.77m) Average, PVCu double glazed window, electric panel heater, coved ceiling, storage cupboard.
Spacious Bathroom	11'8" (3.56m) x 5'9" (1.75m) White suite of panelled bath with electric shower over, low level W.C., pedestal hand basin, coved ceiling, ceramic tiled floor, tiled splashbacks, PVCu double glazed window, wall mounted electric fan heater, coved ceiling.
<b>OUTSIDE</b>	
Allocated Parking Space	
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 125 year lease from 1st January 2002. Current ground rent £0 and maintenance charges £1570.72 per year plus £346.15 per annum sinking 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.
Council Tax	Band B.
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.