



£150,000
Salt Meat Lane
Gosport, PO12 1GH

PROPERTY SUMMARY

Nestled within the historic Royal Clarence Marina is this beautifully presented, top floor apartment. With modern features throughout, the property comprises an entrance hall with a storage/airing cupboard, bathroom, double bedroom with built-in wardrobes, and an open plan kitchen/lounge. Owners of this stunning property will be granted a permit for parking within the development, and the block has a secure intercom entry system. Please contact our Gosport office to arrange your viewing now.





ENTRANCE HALLWAY

LOUNGE / DINER / KITCHEN 20' 4" x 13' 5" (6.22m x 4.09m)

BEDROOM ONE 10' 9" x 10' 2" (3.29m x 3.12m)

BATHROOM 7' 1" x 6' 4" (2.18m x 1.95m)

AGENTS NOTES Tenure; Leasehold

- Length of lease; 999 years lease from 2002.

- Ground Rent; £175 P/A, Service Charge; £1,600 P/A

GROUND FLOOR



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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