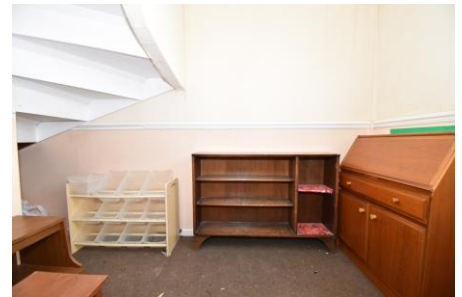


Mantle Close, Rowner,
Gosport, Hampshire, PO13 9QT

£90,000



2nd & 3rd Floor Maisonette
Lounge
PVCu Double Glazing
Balcony Off Lounge
No Forward Chain

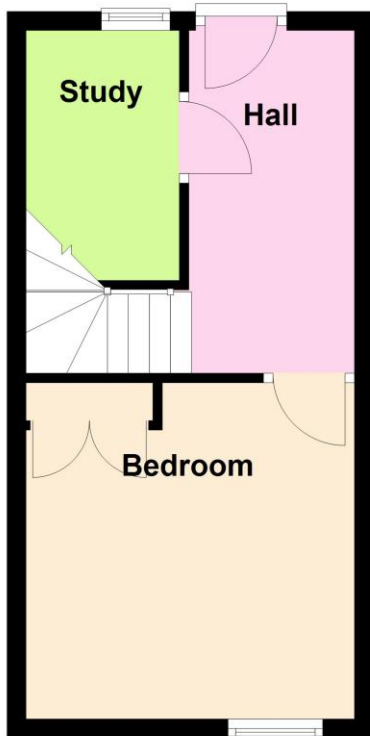
Two Bedrooms
Modern Kitchen / Breakfast Room
Electric Storage Heating
Study

023 9258 5588

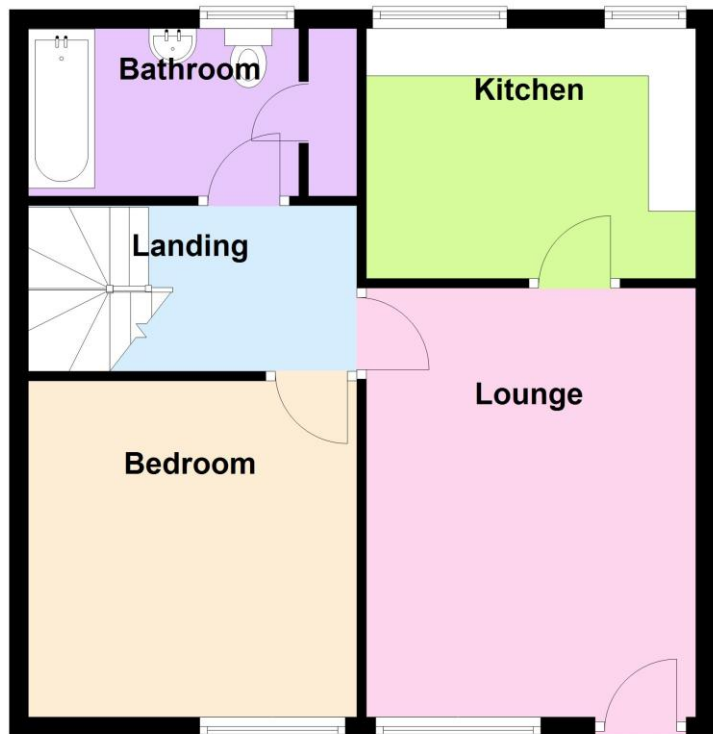
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Ground Floor

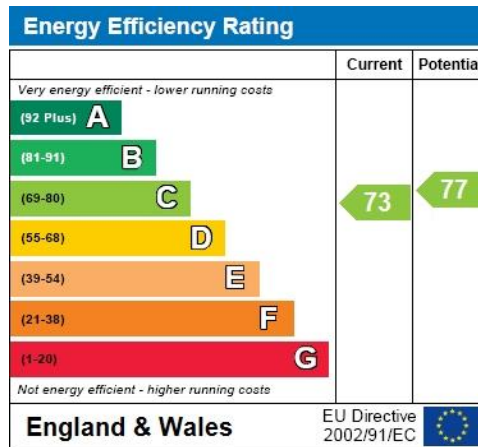


First Floor



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AND WOULD WELCOME THE OPPORTUNITY TO BE CHOSEN AS YOUR ESTATE AGENT**

Entrance Hall	10'8" (3.25m) x 5'8" (1.73m) PVCu double glazed front door, timber flooring, stairs to first floor.
Study	5'4" (1.63m) x 8'7" (2.62m) To Under Stairs Area, PVCu double glazed window, dado rail.
Bedroom 2	11'8" (3.56m) x 11'4" (3.45m) PVCu double glazed window, storage heater, built in cupboard.
ON THE UPPER FLOOR	
Landing	With timber flooring.
Lounge	14'10" (4.52m) x 11'5" (3.48m) PVCu double glazed window, door giving access to balcony, storage heater, dado rail.
Kitchen / Breakfast Room	11'4" (3.45m) x 8'11" (2.72m) White fronted wall and base units with worksurface over, stainless steel sink unit, electric cooker point, plumbing for washing machine, space for fridge/freezer, 2 PVCu double glazed windows, tiled splashbacks.
Bedroom 1	11'7" (3.53m) x 11'4" (3.45m) PVCu double glazed window, storage heater, dado rail.
Bathroom	Panelled bath with Triton shower over and screen, pedestal hand basin, low level W.C., PVCu double glazed window, tiled splashbacks, airing cupboard.
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 999 year lease from 1st January 1980. Current ground rent peppercorn (£0) and maintenance charges £1456 per annum. 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 A.
Property Information	For information on broadband speed and mobile phone coverage for this property visit: https://checker.ofcom.org.uk For flood risk information visit: https://www.gov.uk/check-long-term-flood-risk



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.