



£140,000
140 Forton Road
Gosport, PO12 3HG

PROPERTY SUMMARY

A well-presented two-bedroom ground floor apartment, ideal for first-time buyers, downsizers, or investors. The property offers a bright and comfortable living space, featuring a fitted kitchen with a range of storage units and work surfaces. The apartment comprises two bedrooms, offering flexible accommodation suitable for a variety of needs, along with a bathroom and living area. Further benefits include double glazing throughout, contributing to energy efficiency and comfort. Externally, the property comes with allocated parking. Conveniently located close to local amenities and transport links, this property presents an excellent opportunity for a range of buyers.





ENTRANCE PORCH

LOUNGE 16' 9" x 12' 7" (5.13m x 3.84m)

KITCHEN 9' 8" x 8' 0" (2.95m x 2.46m)

BEDROOM ONE 15' 10" x 9' 8" (4.83m x 2.95m)

BEDROOM TWO 12' 7" x 7' 1" (3.86m x 2.18m)

BATHROOM

OUTSIDE

ALLOCATED PARKING BAY

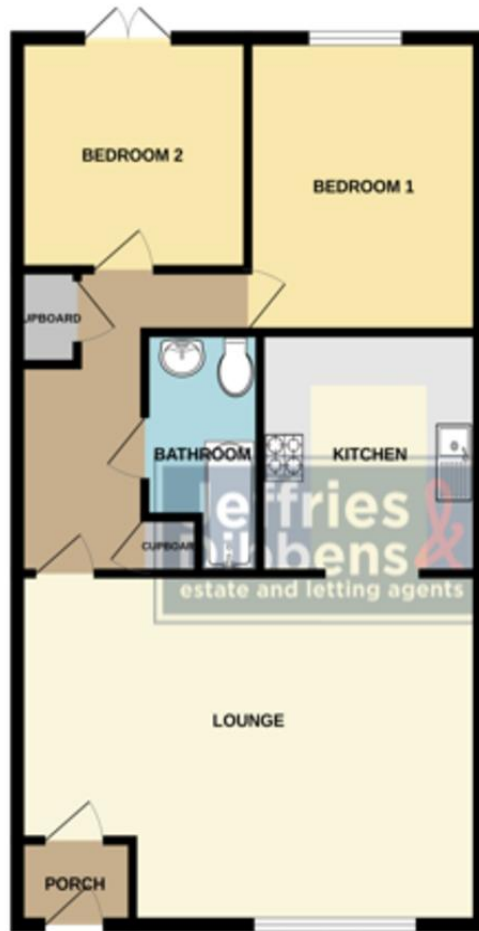
AGENTS NOTES Tenure; Leasehold

Lease Length 125 years from 1st January 2002

Service charge inc Ground Rent £169 per month



GROUND FLOOR



LOCAL AUTHORITY
Gosport Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 76 C | 79 C |
| 55-68 | 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.

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