

Situated in a popular location benefitting from no onward chain is this one bedroom apartment, briefly comprising kitchen, lounge/dining room, shower room & communal gardens.

The Accommodation Comprises:-

Stairs up to first floor and front balcony, front door to:

Entrance Hall:-

Hanging hooks to wall, wooden flooring.

Lounge/ Dining Room:- 19' 8" x 10' 10" (5.99m x 3.30m) maximum measurements

UPVC double glazed window to rear and front elevation and UPVC double glazed door to rear balcony, continuation of wooden flooring, two electric heaters.

Kitchen:- 8' 5" x 5' 2" (2.56m x 1.57m) maximum measurements

UPVC double glazed window to front elevation, a range of base cupboards and matching eye level units, cupboard which houses meters, single drainer sink unit with mixer tap, plumbing for washing machine, space for fridge.

Bedroom:- 10' 11" x 10' 9" (3.32m x 3.27m) plus wardrobe

UPVC double glazed window to rear elevation, built in cupboard with hanging rail.

Shower Room:- 9' 4" x 5' 4" (2.84m x 1.62m) maximum measurements

UPVC double glazed obscured window to front elevation, modern fitted with low level W.C, wash hand basin set in vanity unit, double shower cubicle with shower above.

Outside:-

To the rear of the property there is a balcony overlooking delightful communal gardens. The property benefits from a garage in a block and nearby residents parking.

Lease Information:-

The vendor informs us at the time of instruction of the following lease information. We would however suggest this information is verified by your legal representative before exchange of contracts.

Lease: 999 years from June 1962

Ground Rent: £14 per annum

Service Charge: TBC

General Information:-

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - Mains

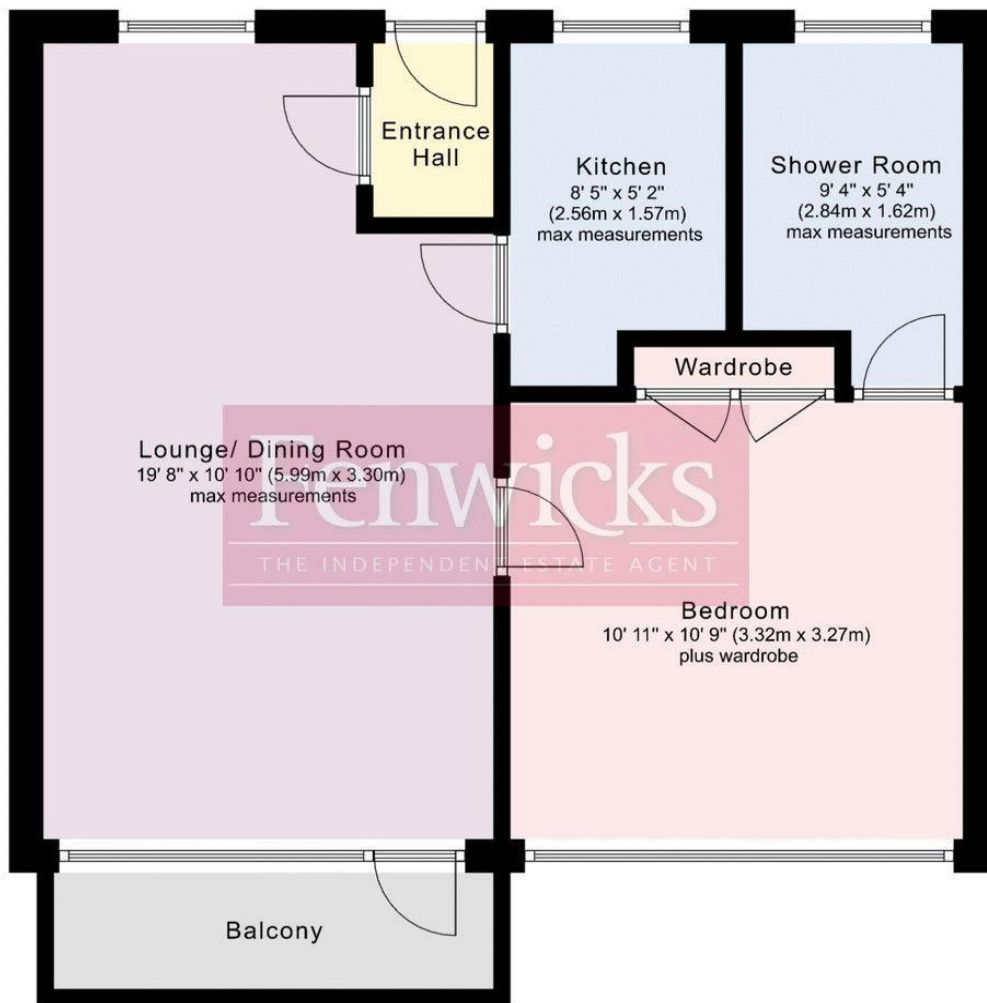
Gas Supply - N/A

Sewerage - Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

Flood risk: <https://www.gov.uk/check-long-term-flood-risk>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	78 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Council Tax Band: A

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£115,000

Ballard Court, Bury Road, Gosport, PO12 3UA

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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