

Flagstaff House, Flagstaff Green,
Royal Clarence Yard, Gosport, Hampshire, PO12 1GG

£235,000



Well Presented Two Bedroom Ground
Floor Flat

Spacious Open Plan Lounge / Kitchen Area

Main Bathroom

Electric Heating

Conservation Area Close To Harbour
Waterfront

En-Suite Shower Room To Bedroom 1

Paid Permit Parking

No Forward Chain

023 9258 5588

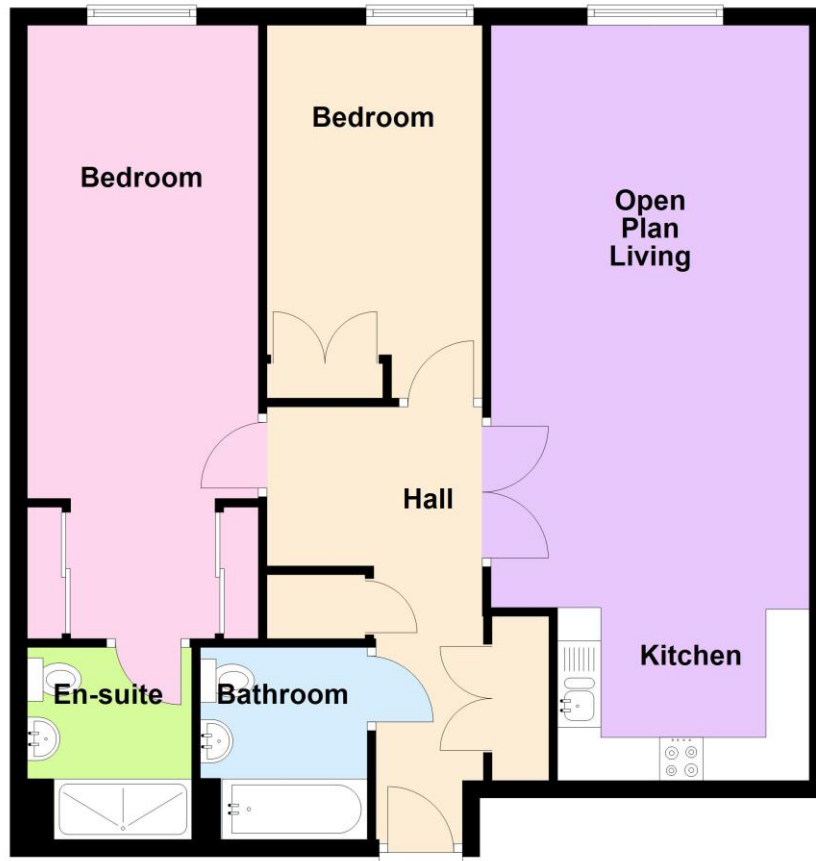
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Ground Floor

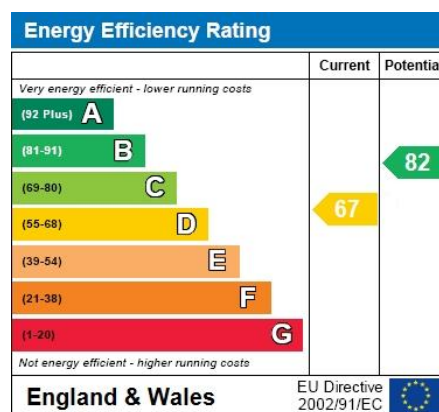


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Communal Entrance	With door entry system. The flat is located on the 1st floor.
Entrance Hall	Storage heater, laminate flooring, storage cupboard, double size airing cupboard with hot water cylinder, plumbing for washing machine, double doors to:
Open Plan Living Area	28'7" (8.71m) x 12'2" (3.71m)
Lounge Area	Sash window overlooking Flagstaff Green with double glazed inserts, storage heater, laminate flooring.
Kitchen Area	1½ bowl stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring hob, integrated dishwasher and fridge/freezer, ceramic tiled floor, extractor fan, cooker extractor canopy, pelmet lighting, composite panel splashbacks.
Bedroom 1	23'3" (7.09m) x 8'9" (2.67m) Double glazed sash window overlooking Flagstaff Green, electric panel heater, 2 double wardrobes with glass sliding doors.
En-Suite Shower Room	Double size shower cubicle with glass screen, hand basin with cupboard under, WC., double mirror cupboard unit, heated towel rail, tiled splashbacks, ceramic tiled flooring, extractor fan.
Bedroom 2	14'2" (4.32m) x 8'2" (2.49m) Double glazed sash window overlooking Flagstaff Green, electric panel heater, built in double wardrobe.
Bathroom	Panelled bath with mixer tap and shower attachment, folding shower screen, hand basin, W.C. with concealed cistern, heated towel rail, tiled splashbacks, ceramic tiled floor, illuminated medicine cabinet.
OUTSIDE	
Residents Parking	Parking is provided by the management company under a paid permit system.
Tenure	Leasehold. Balance of a 999 year lease less 10 days from 1st January 2002. Current ground rent £165 per annum and maintenance charges £1453.89 half yearly. 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 D.

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.