

**£140,000**

**Harbour Tower, Trinity Green**

Gosport, Hampshire PO12 1HF

## PROPERTY SUMMARY

Offering fantastic views, this two-bedroom apartment presents an excellent opportunity for buyers looking to put their own stamp on a coastal home. Located within a well-maintained apartment block with lift access to all floors, the accommodation comprises a spacious living room, a fitted kitchen, two good-sized bedrooms, and a bathroom. The property has recently been fitted with new carpets throughout, providing a fresh starting point for the next owner. A particular feature of the development is the panoramic viewing tower at the top of the building, where residents can enjoy stunning far-reaching views across the harbour and surrounding area. Further benefits include permit parking, double glazing, and a convenient location close to local amenities, transport links, and the ferry service to Portsmouth.





## **COMMUNAL ENTRANCE**

## **ENTRANCE HALL**

**LOUNGE/DINER** 16' 7" x 10' 11" (5.07m x 3.33m)

**KITCHEN** 9' 3" x 8' 10" (2.83m x 2.70m)

**BEDROOM ONE** 13' 10" x 11' 10" (4.22m x 3.62m)

**BEDROOM TWO** 10' 1" x 8' 8" (3.09m x 2.66m)

## **BATHROOM**

## **STORAGE**

**AGENTS NOTES** Tenure; Leasehold

Length of Lease 82 years

Service Charge; £1815 PA

Ground Rent; £10 PA



## GROUND FLOOR



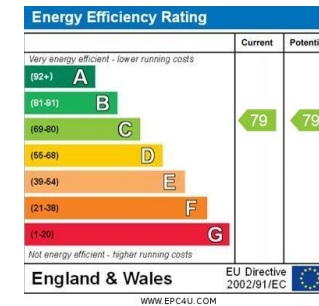
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 12/2019

**LOCAL AUTHORITY**  
Gosport Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only



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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