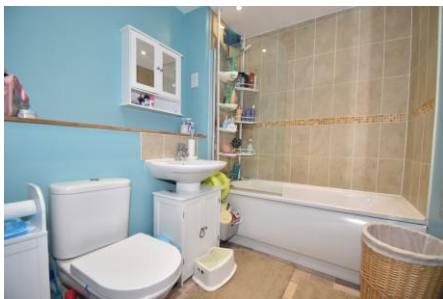


Bridport House, 200 Heritage Way,  
Priddy`s Hard, Gosport, Hampshire, PO12 4WF

£165,000



First Floor Flat

Open Plan Living Area

Windows With Double Glazed Inserts

Located Near To Forton Lake & Millennium  
Bridge Giving Access To Clarence Yard &  
Town Centre

Two Bedrooms

Electric Heating

Allocated Parking Space

Priddys Hard Conservation Area

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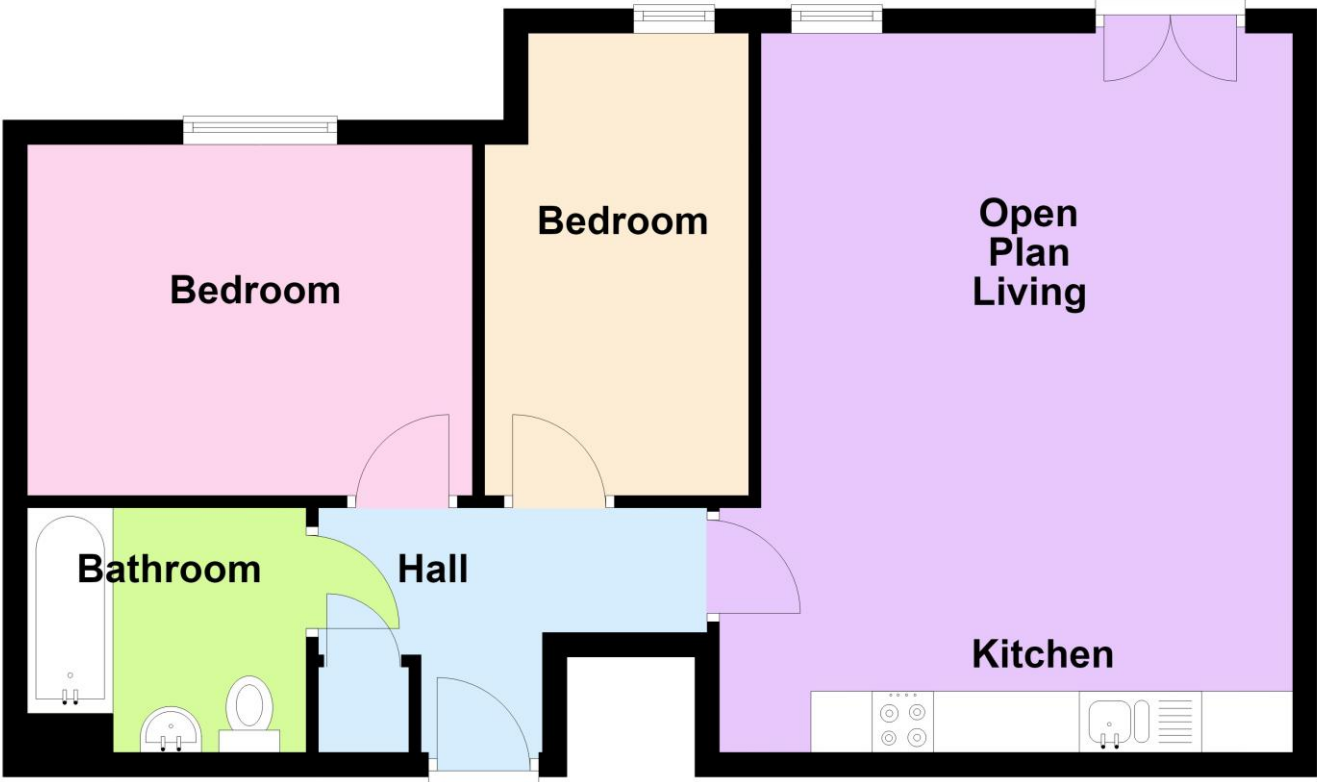
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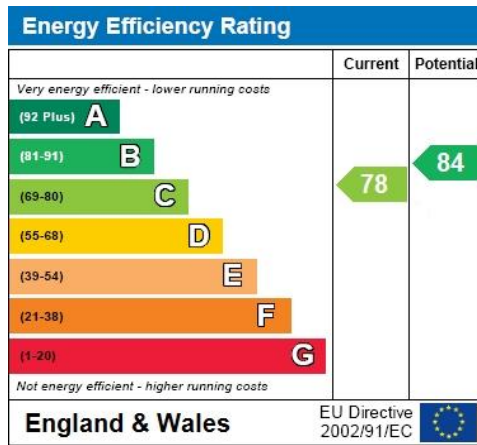
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**First Floor**



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

Entrance Hall	Electric panel heater, door security phone, airing cupboard.
Open Plan Living Area	19'5" (5.92m) x 14'3" (4.34m) French doors with double glazed windows to Juliette balcony, further double glazed window. electric panel heater.
Kitchen	1½ bowl stainless steel sink unit, wall and base cupboards with worksurface over, built in oven and 4 ring electric hob with cooker extractor canopy over, space for fridge/freezer, plumbing for washing machine, tiled splashbacks.
Bedroom 1	11'11" (3.63m) x 9'9" (2.97m) Window with double glazed insert, electric panel heater.
Bedroom 2	12'5" (3.78m) x 7'5" (2.26m) Window with double glazed insert, electric panel heater.
Bathroom	Panelled bath with mixer tap and shower attachment, shower screen, pedestal hand basin, low level W.C., tiled walls, heated towel rail.
OUTSIDE	Allocated parking space.
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 155 year lease less 3 days from 25th March 2005. Current ground rent £168 per year and maintenance charges £155.02 per month.  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: <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a> For flood risk information visit: <a href="https://www.gov.uk/check-long-term-flood-risk">https://www.gov.uk/check-long-term-flood-risk</a>



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.