



Thomas Grant Avenue, Gosport PO12 1GB

welcome to

Thomas Grant Avenue, Gosport

Fox & Sons are delighted to welcome to the market this well presented ONE bedroom apartment, situated in a quiet location close to local amenities and Gosport ferry for easy commute to Gunwharf Quays. Boasting OPEN PLAN living space with MODERN fitted kitchen, generous sized bedroom and bathroom.

Entrance Hall

Double glazed door, stairs to first floor, radiator, double glazed window, storage cupboard.

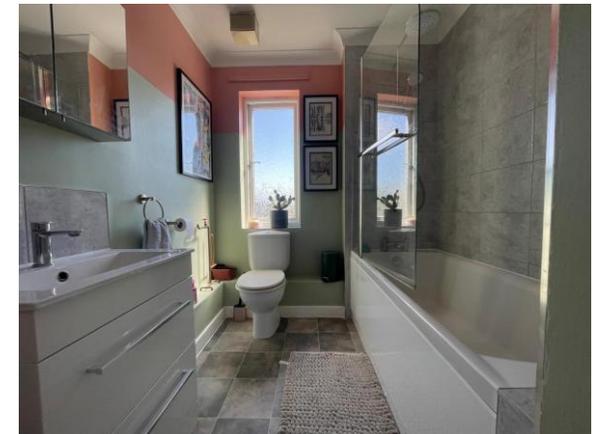
Lounge / Kitchen / Diner

21' 1" max x 14' 7" max (6.43m max x 4.45m max)
Three double glazed windows, two radiators.

Fitted kitchen with matching wall and base units, central heating boiler, space for fridge/freezer, space for cooker, tiling, work surfaces, stainless steel sink and drainer unit.

Bedroom

13' 9" max x 10' 1" max (4.19m max x 3.07m max)
Double glazed window, radiator, built-in wardrobes.





Bathroom

Double glazed window, heated towel, WC, vanity wash hand basin, bath with shower above, tiling, cupboard.

Parking

Allocated parking space

Agents Note

Vendor is currently extending the lease to the following: Term of 189 years from 01 May 2004



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- Well presented one bedroom flat
- Allocated parking space
- External brick shed
- Re-fitted bathroom suite
- Open planned lounge/ kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1398.96

Ground Rent: 50.04

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 May 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£136,500



Total floor area 56.7 sq.m. (610 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
GOS113052 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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